

ever, he has discussed this with Mr. Walter Sowles, Model Cities Director; Mr. James Spackman, CRP Coordinator; Mr. Raymond Guernsey, Planning Director, and further advised the Board that the Advisory Committee No. 5 of Model Cities includes several of those who have served on the Urban Renewal Citizens' District Council No. 3.

Mr. Zimmerman reminded the Board that the tentative date for a meeting with the people in the Project No. 3 area is scheduled for Thursday, March 19, 1970, and will be moderated by a panel consisting of Mayor Graves; Mr. Gerrit Heuer, Chairman of the CDC No. 3; Mr. Walter Sowles, Director of the City Demonstration Agency (Model Cities) and Richard Zimmerman, Redevelopment Director.

Mr. Hilley requested that the Board Members are to be notified of the time and place of the Meeting.

- (5) Mr. Griffin asked to have a report at the next meeting on the long-range plans for the Lansing Area, such as: North Lansing and Model Cities, as they relate to urban renewal.

COMMUNICATIONS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

Excused Absences

The reason for Eschbach and Mr. Ramey being absent was presented to the Board—A motion was made by Mr. Russell to grant excused absences to Mr. Eschbach and Mr. Ramey. Supported by Mr. Griffin.

Motion carried unanimously.

HEARING OF DELEGATIONS AND INDIVIDUALS

None.

The meeting adjourned at 1:25 p.m.

Respectfully submitted,

URBAN REDEVELOPMENT
BOARD,

RICHARD L. ZIMMERMAN,
Secretary.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, January 6, 1970

Meeting was called to order by Chairman Bretz at 7:36 P.M.

ROLL CALL

Present: Black, Bretz, Fink, Gaus, Harris, Pawlak, Reynolds—7.

Absent: Duncan—1.

HEARINGS

Z-98-69

Mr. Russell A. Koch, Jr. appeared in

behalf of the petition to rezone property at 320, 324, 330 S. Clemens from B-1 Family to D-1 Professional. He stated that the proposed building will be a duplicate of the ranch type office at 3140 S. Pennsylvania. The entrance will be off of Kalamazoo St. and the exit will be off of Clemens. The building will have approximately 24 parking spaces.

Mr. Fink questioned how much square footage is proposed for the building.

Mr. Koch replied that it will have over 1400 sq. ft.

Mr. Harris wondered where the parking will be on the property.

Mr. Koch explained that it is up to the Board's discretion.

Mr. Fink felt that it would be better to have the building face Kalamazoo St.

Mr. Koch said that the building would be able to face either street.

No one spoke in opposition.

A letter from E. L. Schultz, 323 Regent St., indicated that he was in favor of the rezoning.

Referred to the Zoning Committee.

Z-100-69

Mr. Nathan Schafer, petitioner, appeared in behalf of the petition to rezone property in the 300-400 blocks of Jolly Road from Community Unit Plan to F Commercial. He spoke briefly regarding this property and mentioned that it has been up for a public housing site for 3 years.

Mr. Reynolds questioned whether the remainder of the property will be used for public housing.

Mr. Schafer explained that presently he has no plans for it. He added that this rezoning would not hurt the remaining land for public housing sites and federal grants.

Mr. Fink believed that the Housing Commission has stated that any one site should not have more than 50 or 75 units. He questioned whether or not there would be room available for 50 units on the property if this zoning were approved.

Mr. Schafer replied that there would be room for 50 units.

Mr. John Castle, 303 W. Jolly Rd., asked for clarification on where this rezoning is located. He had no objections to rezoning as long as liquor was not involved.

Mr. Black asked Mr. Schafer whether or not it is true that a street is being put in on his property west of the shopping center.

Mr. Schafer explained that there will be one immediately adjacent to the shopping center property. It does not coincide with any streets in the Community Unit Plan.

Mr. Fink commented that this seems to be an extension of a private road running behind the shopping center.

Discussion followed on the location of the road.

Mr. Gaus questioned whether or not the Board of Education still intends to build

an elementary or junior high school on this property.

Mr. E. Remick, Board of Education, answered yes, and explained that the Board of Education has access to the property along the Consumers Power right-of-way. The school will be located on the southeast corner of the property.

Mr. Schafer added that there will be another road connecting the property with Jolly Road. The actual location is to be determined. If the City feels a public road is needed, it is possible to get the additional footage needed for one.

Referred to the Zoning Committee.

Z-101-69

Dr. Remick, Administrative staff of the Board of Education, appeared in behalf of the petition to rezone property at 1712 High St. from C-2 Family to J Parking. He explained his need for additional parking.

Mr. Reynolds questioned if the School Board has made attempts to obtain property on the same side of the block as the school.

Dr. Remick replied that it is impossible to get hold of the property.

Mr. Fink asked about how many teachers are on the staff.

Dr. Remick said that 37 spaces are needed. Off street parking is presently being used as there would be no playground facilities if a parking lot existed.

Mr. Fink commented that screening would be necessary.

Dr. Remick replied that screening could be provided.

Mr. Fink wondered if the Board of Education should be granted the use of the J Parking District for only 5 years and then have the matter reviewed by the Planning Board once again.

Mr. Greg Main said that this would mean an amendment to the Zoning Ordinance as the property is not contiguous.

Mr. Clingerman, 1710 High St. spoke in opposition to the rezoning.

Mr. Belbeck, 1914 Whyte St., wondered what the time limit would be on the J Parking District if approved.

Dr. Remick answered that it is presently indefinite.

Mr. Belbeck felt that the lot should be fenced in, locked, and lighted.

Mr. Chris Vansen, 1718 High St., spoke in opposition to the rezoning.

Mr. Loren Purchis, 1623 High St., spoke in opposition to the petition. He felt a parking lot would hurt the property values.

Mrs. Violet Evans, 1015 E. North St., spoke in opposition to the rezoning. She was worried about children playing in the parking lot.

Mr. Clay Smith, School Guard on High Street, spoke in favor of the parking lot for a limited length of time.

Mr. Eugene Lloyd, Model Cities Policy Board, asked for the Board to wait on its decision until after the Environment and Design Task Force Committee submits its recommendation. The subject property lies within the Model Cities jurisdiction.

9 people were present with interest in this rezoning.

A letter from Mr. and Mrs. Wm. Ireland, 1711 N. High St. was read. They are opposed to the rezoning.

Referred to the Zoning Committee.

Z-103-69

Dr. Logue, petitioner, appeared in behalf of the petition to rezone property at 606 and 616 W. Shiawassee from D Apartment to D-1 Professional. He discussed his property and building.

Mr. Gaus questioned if Dr. Logue plans on putting an additional building on the property.

Dr. Logue replied that he does not plan on another building.

Referred to the Zoning Committee.

MASTER PLAN AMENDMENT

Motion by Black, seconded by Harris that the Master Plan Amendment be tabled pending discussion of the Executive Committee's resolution in the business session.

Motion carried by unanimous vote.

SUP-8-69

Mr. E. F. Solomon appeared in behalf of the petition request on a special use permit to allow removal of borrow from properties east of the east end of Luwanna Drive. He was present to answer any questions.

Mr. Reynolds questioned the problem of puncturing the water seal of the bog on Michigan State University property.

Mr. Solomon said that he has made land available for fences and has used precautions against the draining of Bear Lake. He added that there are 50 to 100 feet between the Michigan State University property and his diggings.

8:50 P.M. Mr. Duncan arrived.

Clarification on the definition of a water seal followed.

Mr. Jack Willsey, 2225 Luwanna Drive asked the direction in which the trucks will run.

Mr. Solomon answered that the trucks will run on the west perimeter of the property to the north.

Mr. C. DuBose, 2718 Wabash pointed out that these operations make living in the area undesirable. Also, water is running onto their property.

Mr. J. Johnson, 2126 Wabash Road agreed with Mr. DuBose.

Mr. Taylor, 2250 Luwanna Drive presented pictures of the dumping in the area.

Mr. Reynolds asked Mr. Solomon about how many years this excavation will take.

Mr. Solomon replied that it depends upon the demand for the material. Hopefully the longest will be 1 to 2 years. It could be less.

Mr. Reynolds asked if Mr. Solomon intends to develop single family home sites around the lake after the excavating is completed.

Mr. Solomon replied that it depends on what can be done with the rehabilitation of the area.

Mrs. Roger Ray, 2208 Luwanna Dr. said that residents want to keep trucks and excavation away from Luwanna Drive. She wondered about issuing a special use permit for only the last 10 acres of the property.

Mr. Joe Barden spoke for the Forest View Citizens Advisory Committee and said that before a special use permit is issued definite rehabilitation plans should be presented and a definite trucking route that uses non-residential streets should be established.

Dr. Milton Baron, Department of Parks and Planning, Michigan State University, gave the history and description of Bear Lake. Its importance is that the lake has many trees and vegetation which can't be duplicated for 100 to 200 miles away.

Mrs. Patterson, 2243 Luwanna Drive was opposed to the special use permit.

Mr. Roy Emery, 2022 E. Cavanaugh felt that not enough specifics were given for a rehabilitation plan.

Mr. Taylor, 2628 Wabash Drive agreed with Mr. Emery.

Mr. Reynolds asked if Mr. Solomon would bring in a sketch showing his rehabilitation plans.

Mr. Solomon said that there is a problem in that he doesn't know what the property in the north will be like after excavation.

Mr. Darling, 2529 Wabash Rd. wanted to see how many people were present for the hearing.

17 people were present with interest in the rezoning.

Dr. Barton submitted a letter he received from Arthur E. Slaughter, Geologist, Department of Conservation, State of Michigan opposing the extension of the borrow pits eastward towards Bear Lake.

Referred to the Zoning Committee.

Z-59-69

Duane Barker remarked that he is present representing the Immanuel Community Reformed Church which has the petition to rezone property at 3200 Delta River Drive from A-1 Residential to B-1 Residential.

RECESS: 9:40 P.M. - 10:10 P.M.

Motion by Black, seconded by Gaus that the minutes for October 21, 1969 be approved subject to the change that Mr. Fink did not second the motions for ROW-8-69 and ROW-9-69.

Motion carried by unanimous vote.

Motion by Fink, seconded by Harris that the minutes for November 4, 1969 be approved as submitted.

Motion carried by unanimous vote.

ZONING COMMITTEE

Z-98-69

320, 324, 330 S. Clemens .

Motion by Gaus, seconded by Reynolds that the request by Russell A. Koch, Jr. to rezone property at 320, 324, 330 S.

Clemens from B-1 Family Residential to D-1 Professional Office District be denied.

Field inspection reveals that the properties under consideration are occupied with three moderate income dwellings which are in need of general maintenance, such as; cleaning and painting. The Community Renewal Study indicates code enforcement for the area, and if implemented would tend to improve and stabilize the existing residential neighborhood.

The Board is of the opinion that the proposed change would constitute a spot zone, and could very easily foster uncontrolled development along the north side of Kalamazoo St.

Lansing's housing market is in short supply of this level home, and to encourage their removal would only compound the problem.

The affect on the neighborhood would also be an important factor. Intensive use of this site would introduce additional traffic and activity into the area, and possibly discourage general improvements to the adjacent properties in accord with the existing zoning.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds—8.

Nays: None.

Z-100-69

300-400 Blks. of Jolly Road.

Motion by Gaus, seconded by Reynolds that the petition by Mr. Schafer to rezone property in the 300 and 400 blocks of E. Jolly Rd. from Community Unit Plan to F. Commercial be denied and that the Board reaffirm its previous approval for Community Unit Plan.

The site under consideration is a part of the property which was being considered for multiple development under the Community Unit Plan District of the zoning code. This project was halted by a court decision ordering a referendum on the project. If this property is rezoned it will invalidate this portion of the Community Unit Plan, and in this Board's opinion, eliminate the necessity of holding a special election.

If this site is developed into commercial uses very little land desirable for residential development will remain. The Board is of the opinion that this land in its present configuration is desirable for residential development and should be reserved for such development.

It is further pointed out that the area to the south known as the Kahres Farm

is proposed for commercial development. This change would detract from this planned development.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds—8.

Nays: None.

Z-101-69—1712 High Street

Motion by Gaus, seconded by Reynolds that the petition by the Lansing School District to rezone property at 1712 High St. from C-2 Family Residential to J Parking District be denied.

1. The Zoning Ordinance states the following (section 36-41 (1)):

In the J Parking District, no land shall be used, and no building shall be hereafter erected, converted or structurally altered, unless otherwise provided in this chapter; and the following regulations shall govern in such district:

- (1) Such parking district shall be contiguous on at least one side to either a D-M Multiple Dwelling District, a district of lower zoning classification than D-M Multiple Dwelling, or non-conforming use of a multiple dwelling, commercial or industrial nature. J Parking District may be contiguous to churches and hospitals in any zoning district; provided, however, there may be a private driveway, or public alley, or street between such J Parking District and any such D-M Multiple Dwelling or lower zoning classification.

Based on this condition, the Building Department has indicated that this would not be in accord with the conditions of the Zoning Code.

2. The site is located within the Model Cities area and is presently under study to determine the future needs, and the potential re-development. The Community Renewal Program indicated this area has the next highest priority for redevelopment activities (Urban Renewal).
3. The Community Renewal Survey indicates that this area is in need of rehabilitation and code enforcement which would tend to stabilize the existing residential.

The Board is of the opinion that the proposed change would constitute a spot zone and would seriously affect the adjacent properties principally through the increase of traffic and activity.

It is further pointed that the school site for which this property will serve is illogically located and has been suggested for relocation in the City's Master Land Use Plan.

The main factors that entered into this recommendation are the existing environment, which is industrial in nature, and the location of the school which is at the outer fringe of its service area.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds—8.

Nays: None.

Z-102-69

2600 and 2700 Blocks of Forest Road

Motion by Gaus, seconded by Reynolds that a public hearing be set for February 3, 1970.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Gaus, Harris, Pawlak, Reynolds—7.

Nays: None.

Abstentions: Fink—1.

Z-103-69—606 and 616 W. Shiawassee

Motion by Gaus, seconded by Fink that the petition by Dr. M. L. Logue to rezone property at 606 and 616 West Shiawassee from D Apartment District to D-1 Professional Office District be denied.

The site under consideration is located within the boundaries of the Central City Development Plan and is proposed for Multi-Family development.

The existing development on the site consists of a clinic, and a residential dwelling which was used as a Doctor's office. The clinic was built prior to the amendment to the Zoning Code which deleted clinics from the D Apartment District and made them a permitted use in the D-1 Professional Office District. Therefore the clinic is actually a non-conforming use.

At the present time, there are several requests in the vicinity for changes of zoning, all of which are contrary to the Central City Development Plan. There are strong pressures to implement these changes, and actually amend the Central City Development Plan. While this type of zoning provides an economic benefit to the owner of such properties, it is creating a liability to the City as a whole. Indiscriminate spot zoning of residential property generally creates parking and incompatible land use relationships; stimulating further requests for marginal development, declining values in adjacent residential properties and weakens the market potential of logical and desirable office areas.

Indication, through public inquiries, reveals that other requests in the area will follow if the subject property is rezoned.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds—8.

Nays: None.

SUP-8-69—Excavation request by Solomon

Motion by Gaus, seconded by Reynolds that this petition be tabled for 30 days so that definite plans can be submitted.

Motion carried by unanimous vote.

Z-59-69—3200 Delta River Drive

Motion by Gaus, seconded by Fink that the petition by Immanuel Community Reformed Church to rezone property at 3200 Delta River Drive from A-1 Residential to B-1 Residential be denied as filed, and that the north 10 ft., and the west 10 ft. of the north 200 ft. be rezoned from A-1 Family Residential to J Parking District, and the balance of the property be rezoned from A-1 Family Residential to B-1 Family Residential.

With screening to be provided along the north and west lines of the J Parking District, except for a 20 ft. setback on Morningside St. screening to consist of one of the following:

1. A five foot high chain link fence with interwoven redwood slats.
2. A rolled berm with dense evergreen placed along the crown.

The property in question was considered for rezoning by the Planning Board in August of 1969. At that time there was considerable concern over the amount of storm water runoff which affected the residential lot to the north.

A recent letter from the church organization indicates that they have corrected the problem, and are now asking for re-consideration on their zoning request.

The staff has field checked the improvements, and the Board believes the problem has been resolved.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds—7.

Nays: None.

STREETS COMMITTEE

ROW-14-69—Closing of Cavanaugh Road Penn Central

Motion by Reynolds, seconded by Gaus that the request by Penn Central Railroad to close Cavanaugh Road as a traffic thoroughfare be denied. Also, that the City negotiate with the Penn Central Railroad to locate their switching operations in a more suitable area rather than closing Cavanaugh, waiver the 5 minute blockage time or committing funds at this date for a grade separation on Cavanaugh Road.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds—7.

Nays: None.

BUILDINGS AND PROPERTIES

BP-8-69—Offer by Mr. Farhat—park land

Motion by Pawlak, seconded by Harris that the offer by Farhat, Burns, and Luoma to donate park land east of the east end of Worden Street be accepted for recreational purposes provided that suitable access be provided to the site.

This site is located in the Forest View Community, an area that is lacking in recreational facilities. The land to the east of the site is expected to be developed at approximately 14 units per acre. This will increase the need for recreational and open space areas.

At present there is no access to the site. A deep ravine crosses the property near the northwest corner and prevents easy access being made. The property abuts Consumer Power right-of-way on the east which could enhance its value as recreational land.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds—7.

Nays: None.

BP-1-69—Stabler St. Property

Motion by Pawlak, seconded by Harris that the land be made available for sale subject to a satisfactory sale price.

Motion by Fink, seconded by Gaus that this request be tabled temporarily for clarification.

Motion carried by unanimous vote.

Motion by Duncan, seconded by Gaus that the Planning Board initiate a petition to rezone this property from D Apartment to A-1 Residential.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds—7.

Nays: None.

Motion by Fink, seconded by Pawlak that this request be tabled until the outcome of the Planning Board's initiated petition is known.

Motion carried by unanimous approval.

URBAN RENEWAL AND HOUSING SITES

Mr. Spackman informed the Board that the grant for Community Renewal has been extended for 3 years. The City was notified prior to Christmas by Congressman Chamberlain and is now waiting to sign the contract from HUD.

Mr. Fink said that he reported the Planning Board's action about the resolution on signs to the Urban Redevelopment Board. They are anxious to use these recommendations towards the Urban Renewal Project No. 1 and others.

ORDINANCE

Mobile Home Ordinance

A slide presentation was given by Greg Main. Discussion followed on the differences between the old and new ordinances and whether or not mobile homes should be in areas not adjacent to industrial uses.

Urban Renewal District—

Suggested Sign Control

Motion by Black, seconded by Gaus that the following resolution be approved.

WHEREAS a primary objective of the Urban Renewal Program should be the improvement of the visual quality of the environment, and

WHEREAS a possible proliferation of advertising signs, as permitted by the present sign ordinance, will be inconsistent with the attainment of that objective,

NOW THEREFORE BE IT RESOLVED that the Planning Board of the City of Lansing recommends to the Urban Redevelopment Board that restrictive regulations with respect to exterior signs be included in the Urban Renewal plans and that an effort be made to secure the voluntary cooperation of the owners of property already sold with respect to the proposed regulations and that said regulations should provide for:

- a. the prohibition of roof top signs.
- b. the prohibition of double faced signs and of any signs projecting more than 12 in. beyond the face of the building.
- c. The prohibition of neon flashing or moving signs.
- d. signs on projecting marquees to be self contained within the marquee construction.
- e. the design and placement of all exterior signs to be approved or disapproved by the Urban Renewal Board after review and recommendation by their design consultant.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds—8.

Nays: None.

CAPITAL IMPROVEMENTS

Status Report

Mr. Spackman reported that they are 30 days behind schedule. A Capital Improvements Committee meeting must be set with the February 1 deadline in view.

Mr. Fink suggested that the committee establish immediate priorities (within the next 12 months) and he questioned what priority has been set for Pleasant Grove Road.

Mr. Main replied that the Capital Improvements meeting will determine the priorities tomorrow.

A report will be given at the mid month meeting.

FINANCE

Transfer of funds and Status Report

Referred to the mid month meeting.

Contract with John Carpenter—Graphics Consultant.

Referred to the mid month meeting.

EXECUTIVE COMMITTEE

Land Conservation Policy

Motion by Black, seconded by Gaus that the Land Conservation Policy be endorsed.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds—8.

Nays: None.

Amendment to the Planning Board Rules of Procedure

Motion by Black, seconded by Gaus that the following amendment be approved:

Amend Part I, Section 3.6 by adding 'Any member of the Board who is so disqualified shall not subsequently intercede on behalf of any such matter with members of Council and/or other units of government unless the consent of six (6) members of the Board, not including the disqualified member, shall have been obtained.'

Section 3.6 would then read:

DISQUALIFICATION Any member of the Planning Board having a direct or indirect financial interest in any matter before the Board, or who may stand to gain or lose financially or otherwise due to action of the Board on any matter, or who shall be related by blood marriage to a person having a proprietary interest in any matter before the Board, shall indicate such interest or relationship to the Board and be disqualified from voting on such matters, unless the consent of six (6) members of the Board, not including the disqualified member, shall have been obtained. **ANY MEMBER OF THE BOARD WHO IS SO DISQUALIFIED SHALL NOT SUBSEQUENTLY INTERCEDE ON BEHALF OF ANY SUCH MATTER WITH MEMBERS OF THE COUNCIL AND/OR OTHER UNITS OF GOVERNMENT UNLESS THE CONSENT OF SIX (6) MEMBERS OF THE BOARD, NOT INCLUDING THE DISQUALIFIED MEMBER, SHALL HAVE BEEN OBTAINED.**

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds—8.

Nays: None.

Zoning Policy and Assessment Practice — Council Request.

Referred to the mid month meeting.

Chairman's Appointment to the Executive Committee.

Mr. Pawlak has been appointed to the committee for six (6) months.

Capitol Development and Traffic Problems — Resolution.

Motion by Black, seconded by Gaus that the following resolution be approved.

WHEREAS, the present Master Plan for the Central City area was prepared before the decision was made by the State of Michigan to move the new State Capitol buildings west of Pine Street, and

WHEREAS, the presently authorized expansion of the State Capitol complex

toward the north and south will inevitably affect the traffic in the area as well as the value and possible new use of privately owned property around the perimeter of the complex, and

WHEREAS, the State of Michigan has, on several occasions, publicly expressed an interest in the control of zoning around the new complex,

THEREFORE BE IT RESOLVED by the Planning Board of the City of Lansing that the staff be directed to investigate the cost of employing a nationally recognized planning consultant to review the probable affect of the State Capitol expansion program on the surrounding neighborhoods and to recommend possible changes in the Master Plan, in traffic patterns and/or the rezoning of private property therein, and

BE IT FURTHER RESOLVED that the State of Michigan be requested to share the cost of such consultation services with the City of Lansing.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds—8.

Nays: None.

PLANNING DIRECTOR'S REPORT Personnel

Referred to the mid month meeting.

OTHER COMMUNICATIONS

Letter from Marcel Elliott re: Public Housing Sites.

The letter was read and acknowledged.

NEW BUSINESS

Administrative Rules for changes to Subdivision Regulations.

Referred to the mid month meeting.

Review Procedures for Public Hearings.

Referred to the mid month meeting.

Adments to the Plan for Redvelopment Project No. 1.

Mr. G. Main gave a presentation on the proposed amendments to the Redevelopment Project No. 1.

Discussion followed on the proposed ramp for Capitol Avenue.

Mr. Main then elaborated upon the proposed ramp across from the old library.

Soil Erosion and Sedimentation Control Program.

Referred to the mid month meeting.

Adjournment: 11:36 P.M.

RAYMOND C. GUERNSEY,
Secretary,
Lansing Planning Board.

N/M

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, January 20, 1970

Meeting was called to order at 7:43 p.m.
by Chairman Bretz.

ROLL CALL

Present: Black, Bretz, Gaus, Harris,
Reynolds—5

Absent: Duncan, Fink, Pawlak—3.

Mr. Fink arrived at 7:45 p.m.

Motion by Gaus, seconded by Black that
Mr. Pawlak be excused due to his being out
of town.

Motion carried by unanimous approval.

HEARINGS

Residential Section of Proposed Zoning Ordinance

Mr. Guernsey introduced Mr. Gary Sto-
licker from Vilcan Leman and Associates,
Inc. who was present to help explain the
proposed zoning ordinance at the public
hearing.

Mr. Guernsey pointed out that there are
several inconsistencies in the ordinance
which must be cleared up before it goes to
Council and that the Board will proceed
with the residential and commercial section
hearings at the meeting on February 17,
1970.

Mr. Guernsey then asked that the hearing
for the Residential Section of the Proposed
Zoning Ordinance be tabled as no one was
present in the audience to discuss the mat-
ter.

Mr. Stolicker said that he would not be
able to attend the next meeting on February
17, 1970 but that someone would be present
from the Vilcan Leman firm.

Mr. Fink suggested that Mr. Stolicker
give a brief critique of the ordinance.

Mr. Stolicker, in his critique, divided the
format into four basic sections:

1. Construction of Language and definition
section

2. Use districts

3. Schedule of regulations

4. Administrative general provisions and
general exception section

He went on to describe the proposed Res-
idential Section of the Proposed Zoning
Ordinance and its differences from the old
one. In his description he stated that the
formula for the development of density in
the residential section of the new ordinance
is rather simple. It involves taking a pre-
determined factor, (as in the case of the
RM:1 District, a factor of 1500), and divid-
ing into an acre with the result being a
room count (which in this case would be
29). This would be the maximum number
of rooms permitted on one acre of ground.

This formula was used because the build-
ers, developers, and architects find it to be
a very useful approach in the development
of site plans.

The Zoning Ordinance goes on to define
a 1 bedroom, 2 bedroom, and 3 bedroom unit.
It works out that there is a less densely de-
veloped area for a 3 bedroom unit than a 2
bedroom or 1 bedroom unit.

The spacing distance is determined by
another formula. It relates to the length of
the building by height. The formula is the
length of the building divided by the height
to get the space needed between buildings.

Discussion followed regarding the for-
mulas.

Mr. Black asked whether pages 23b and
25 are added or deleted in the proposed
ordinance.

Mr. Guernsey replied that these marked
pages have been added. It was discovered
that a number of the Ordinances need to
have the additions and deletions corrected.

Mr. Guernsey then read from the Zoning
Act to help clarify the purpose of the Zon-
ing Ordinance.

Mr. Guernsey pointed out the comparison
of Lansing's 1942 Zoning Ordinance with
the proposed 1967 Zoning Ordinance.

Discussion followed concerning the rise
in cost of single family residences and the

bleak growth of future detached single family residences.

Motion by Black, seconded by Gaus that the Residential Section of the Proposed Zoning Ordinance be tabled and rescheduled for the 17th of February.

Motion carried by unanimous vote.

Mr. Fink suggested that there be a greater amount of publicity for the next public hearing.

Z-2-70—Stabler Street

No one appeared in favor or objection to the zoning change initiated by the Planning Board for the property located in the 2800 block of Stabler Street. The proposed change is from D Apartment to A-1 Family Residential District.

Referred to the Zoning Committee.

Recess: 8:25 p.m.-8:30 p.m.

BUSINESS SESSION ZONING

Z-2-70—Stabler St.

Motion by Gaus, seconded by Reynolds that the zoning change initiated by the Board for the property located in the 2800 block of Stabler Street from D Apartment to A-1 Family Residential District be approved.

The site under consideration was originally owned by the Ingham Medical Hospital Association, and is now owned by the City of Lansing. Title of the site to the City came about as a result of extending Stabler Street north to connect with Willard Avenue.

The initial zoning change of this land was considered when it was owned by the Hospital Association, and as a result the parcel was rezoned from A-1 Family Residential to D Apartment.

Since there is no potential use of the land by the City of Lansing, the City Council has indicated their desire to make the land available for sale, and allow for a residence to be constructed on the site.

The Planning Board does not disagree with this proposal, but would point out that it may be necessary to vary yard requirements through the Board of Zoning Appeals due to the irregular shape of the lot and the existing street frontage.

The Board is of the opinion that this zoning change will provide for a more compatible land use relationship and would not seriously affect any adjoining property or the general welfare.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Gaus, Harris, Reynolds—6.

Nays: None.

Mr. Fink asked if there is a possibility that the staff would recommend the vacation of Everett Lane at some future date.

Discussion followed on clarification of Everett Lane's present status as a street.

Mr. Price Banks, member of the staff, said that some time ago there was a Board recommendation to vacate Everett Lane but it was not formally acted upon.

Matter referred to the Streets Committee for a recommendation.

STREETS

Explanations of Proposed Revisions to Department of Treasury Administrative Rules For Act 288 of 1967, As Amended State of Michigan Plat Act

Mr. Guernsey reported that the Department of Treasury has forwarded a copy of the administrative rules for the enforcement of the Plat Act. Mr. Price Banks will make a report on it.

BUILDINGS AND PROPERTIES

BP-7-69—Lots 46, 47, and 48 of Banghart Subdivision

Motion by Gaus, seconded by Harris that this request to re-deed the parcel of property known as the east 20 ft. of Lot 48 of Banghart Subdivision from the City of Lansing to the present owners be granted.

Lots 46, 47, and 48 were formerly owned by a Mr. Paul Bauerle. He sold Lot 48 to Mr. Harold Probst. Probst rezoned this lot, and in doing so, deeded the east 20 ft. of Lot 48 to the City of Lansing for future use as an alley between Harris and Bates Streets.

Years later, Mr. Probst re-sold the lots to Mr. Bauerle who in turn has now sold it to Mr. and Mrs. Roy Harmon with the exception of the east 20 ft. owned by the City.

The alley which had been proposed was never constructed. The gas station, north of Lot 49 on the sketch shown, has erected a concrete wall around their property making an alley at this location an impossibility.

The new owners of Lot 48, a Mr. and Mrs. Roy Harmon, now are asking the City to merely re-deed the property back rather than go through the process of abandonment proceedings.

The Planning Board feels that this is a valid request in that the alley was never established because of problems with adjoining property holders.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Gaus, Harris, Reynolds-6.

Nays: None.

Discussion followed on whether the northern portion of the alley should be vacated.

BP-1-70—Stabler St. and Everett Lane.

Motion by Gaus, seconded by Reynolds that the request by City Council to vacate the City owned property located on Stabler St. east of the Ingham Medical Hospital be approved subject to a satisfactory sale price.

Mr. Fink added the words "subject to A-1 zoning" so that the motion reads, that the request by City Council to release the City owned property located on Stabler St. east of Ingham Medical Hospital be approved subject to A-1 Residential zoning and a satisfactory sale price.

The intended purpose of this request is to make the land available for single family residence. The Board has reviewed the request with other public agencies, and has not found any adverse comments toward the release. The Public Service Department did indicate that services are available and that a sewer easement would be required along the south property line.

The Planning Board is of the opinion that the proposed use of the property would be in keeping with the established land use development and would not seriously affect adjacent properties. However, due to the irregular shape of this lot, it may require minor modification to yard requirements, which would require action by the Board of Zoning Appeals.

The Board has consulted with the Parks Department on this matter and they have indicated that they will furnish the City Council with a report on the matter.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Gaus, Harris, Reynolds-6.

Nays: None.

URBAN RENEWAL AND HOUSING SITES

Proposed Amendments to Urban Renewal Plan, Project No. 1, Michigan R-87 (SS-1-70)

Mr. Fink discussed the proposed plan changes in the addendum.

Mr. Greg Main clarified it for the Board.

Mr. Black felt restrictions on the pedestrian overpass construction should be put in the document.

Discussion followed as to the description of the proposed bridge.

It was questioned where the pedestrian would walk after the stores on the pedestrian overpass are closed. Something needs to be worked out so that people can use the bridge when the stores are closed.

Mr. Guernsey said that perhaps during the operating hours of the ramp, pedestrians could have access to the south side of the street. However, he pointed out that the Board is presently reviewing the framework of the proposal—not the design plans.

Motion by Black, seconded by Fink that the Addendum on Plan changes, Urban Renewal Project No. 1 be approved subject to the addition of "not over one story in height" after the words PEDESTRIAN BRIDGE in Block 10.

The addendum will then read:

Block 10: The objective is to develop a major retail center with the prime goal of a department store, AND ALLOW FOR THE CONSTRUCTION OF A PEDESTRIAN BRIDGE NOT OVER ONE STORY IN HEIGHT IN THE AIR RIGHTS OVER OTTAWA STREET, CONNECTING THE PROPOSED PARKING RAMP IN BLOCK SEVEN WITH THE DEVELOPMENT IN BLOCK TEN. SUCH A STRUCTURE MAY ALSO CONTAIN RETAIL SPACE. Office and motor hotel uses are also permitted.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Gaus, Harris, Reynolds-6.

Nays: None.

9:15 P.M. Mr. Harris asked to be excused from the meeting.

Motion by Fink, seconded by Reynolds that the Plan Changes, Urban Renewal Project No. 1 be approved subject to the addition of the following language to paragraph 4, page 6:

"except that identification signs may be suspended from marquees and covered walkway, provided that such signs shall be separate and not exceed 4 feet in length or 8 inches in depth."

Motion amended by Black to read as follows in paragraph 4, page 6:

"except that identification signs may be suspended from marquees and covered walkway, provided that such signs shall

be perpendicular to the building; centered on the marquee and shall not exceed four (4) feet in length or eight (8) inches in depth with the top of said signs being flush with the bottom of the marquee."

Page 6, number 4 then reads:

Projecting signs shall not extend more than 18 inches from the wall of the building. Signs on projecting marquees shall be self contained within the marquee construction except that identification signs may be suspended from marquees and covered walkway, provided that such signs shall be perpendicular to the building; centered on the marquee and shall not exceed four (4) feet in length or eight (8) inches in depth with the top of said signs being flush with the bottom of the marquee.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Gaus, Reynolds—5.

Nays: None.

The Board approved and recommended that the amendments as indicated in the Urban Renewal Plan and Addendum be approved by City Council subject to the following conditions:

1. A public hearing being held in accordance with the applicable state laws.
2. Approval by the Redevelopment Board of the City of Lansing.
3. Concurrence in the proposed amendments by the Department of Housing and Urban Development.
4. The addition of the following language at the end of paragraph 4, page 6: "except that identification signs may be suspended from marquees and covered walkway, provided that such signs shall be perpendicular to the building, centered on the marquee, and shall not exceed four (4) feet in length or eight (8) inches in depth, with the top of said signs being flush with the bottom of the marquee."
5. The addition of the following language to the proposed amendments to the objectives for Block 10 as indicated in the addendum: After the words, "retail space," add the words "... AND SHOULD BE NOT MORE THAN ONE STORY."

PHS-6-69—Lots 48 and 49 Hylewood Subdivision

Motion by Fink, seconded by Black that Lots 48 and 49 of Hylewood subdivision be

approved for the development of public housing sites.

It was brought out that lots No. 7 and 8 were not recommended because of 1) Traffic currents oriented to Turner St. and 2) they would concentrate the public housing sites in a small area.

1. The lots in question meet the minimum square footage for single family development.
2. Public improvements are available and should be extended to serve the property.
3. The sites under consideration are within walking distance of elementary schools, however via minor and major streets.
4. The sites are on the bus route, which travels Turner Street.
5. Public playgrounds and parks are not available in the immediate vicinity.
6. Turner Street, which is considered a minor arterial and carries considerable traffic, is not the most desirable residential environment.
7. Convenience shopping is within $\frac{1}{4}$ mile, however any major shopping complex is several miles.
8. The sites under consideration are within study area 2d of Community Renewal Treatment Analysis which indicates the need for code enforcement.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Gaus, Reynolds—5.

Nays: None.

PHS-9-69—Lots 449 and 451 of Pleasant Grove Subdivision No. 1

Motion by Fink, seconded by Black that lots 449 and 451 of Pleasant Grove Subdivision No. 1 on Viking Road be used for public housing

1. All public improvements with the exception of sidewalks are available to the site.
2. Pleasant Grove Elementary School is within $\frac{1}{2}$ mile of the site.
3. A convenience shopping facility is located within $\frac{1}{2}$ mile of the site.
4. Bus service is available on Deerfield Road $\frac{1}{4}$ mile west.
5. Ingham park is located within $\frac{1}{4}$ mile of the site.

The site is located within Treatment Unit 23d of the Community Renewal Program. 82.3% of the housing in this area is rated

good, while only 18.8% is rated fair and 4.4% poor. The area is an area of moderate incomes, the median being \$7,885 in 1966 and only 5.5% below \$5,000. Many new homes have been built in the area in the last four years.

The Planning Board would further recommend that the cost of sidewalks be included in the cost of construction.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Gaus, Reynolds—5.

Nays: None.

ORDINANCE

Mobile Home Ordinance—SS-24-66

Referred to the next meeting.

Signs and "J" Parking

Motion by Black, seconded by Gaus that in response to Council's request for reconsideration of regulations governing signs in the "J" Parking District, the Board recommends that no change be made in the present regulation of signs in the "J" Parking District.

The proposed change in the ordinance would render the "J" Parking District useless as a means of obtaining setbacks in certain areas. A case in point would be South Pennsylvania Avenue along Midway Industrial Park. The Council adopted a resolution calling for 50 foot setbacks in this area. This resolution would be unenforceable if the proposed change to the "J" Parking District were adopted.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Gaus, Reynolds—5.

Nays: None.

Discussion followed on the McClintock Cadillac property.

ENVIRONMENT AND CONTROL BOARD ORDINANCE REPORT

Mr. Guernsey reported that City Council has asked the Board to aid in the drafting of revisions to Air Pollution Control Board Ordinance. They wish to modify this ordinance in order to create an Environmental Control Board. The purpose of this Board would be to coordinate ordinances, departments, and boards to unify the efforts for better environmental control. Mr. Greg

Main drafted up the revisions which were sent up to Council's Ordinance Committee.

Motion by Fink, seconded by Gaus that the City Council be commended for their efforts with regard to creation of an Environmental Quality Control Board.

The Planning Board is in full accord with the concept and urges the Council to adopt the ordinance creating this Board.

Motion carried by unanimous approval.

Mr. Fink gave a brief summary of the seminar he saw on television given by Michigan State University on Man and His Environment.

Discussion followed on the problems and solutions of air pollution and their impact.

Mr. Fink mentioned that he would like a copy of the summary of the Michigan State seminar on Man and His Environment.

CAPITAL IMPROVEMENTS

Status Report—Preliminary Review of 6 Year Capital Program and Budget

Mr. Guernsey reported that the committee is presently going over all the aspects of the program and that at the February 3, 1970 meeting, a full report will be given.

He mentioned that approximately \$2 million comprises the budget of which \$1.5 million is committed to debt service leaving \$.5 million available for Capital Improvements.

The \$2 million fund available to Capital Improvements equals 35% of the income tax intake and part of the Capital Improvements should come out of the general fund.

FINANCE

Transfer of Funds and Status Report

Motion by Gaus, seconded by Black that the Transfer of Funds and Status Report be approved as presented to the Board.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Gaus, Reynolds—5.

Nays: None.

Contract with John Carpenter—Graphics Consultant

Motion by Gaus, seconded by Reynolds that the contract with John Carpenter be approved.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Gaus, Reynolds
—5.

Nays: None.

1970-1971 Planning Board and Zoning Appeals Budget

Motion by Gaus, seconded by Fink that the 1970-1971 Planning Board and Zoning Appeals Budget be approved.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Gaus, Reynolds
—5.

Nays: None.

EXECUTIVE

Zoning Policy and Assessment Practice

Referred to the next meeting.

Mr. Black presented the Board with a letter he received from Booz, Allen and Hamilton Inc., Management Consultants, 3274 Penobscot Building, Detroit, Michigan in regard to their availability as a possible

consultant to the Lansing Planning Board in connection with the problems created by the Michigan State Capitol expansion program. He also presented the Board with a copy of his letter of reply.

PLANNING DIRECTOR'S REPORT

Personnel

Referred to the next meeting.

NEW BUSINESS

Review Procedures for Public Hearings

Referred to the next meeting.

Soil Erosion and Sedimentation Control Program

Referred to the next meeting for a formal recommendation from the Streets Committee.

Adjournment: 11:04 P.M.

RAYMOND C. GUERNSEY,
Secretary,
Lansing Planning Board.

OFFICIAL PROCEEDINGS OF THE FIRE BOARD OF THE CITY OF LANSING

Proceedings, April 9, 1970

The Lansing Fire Board met in regular session and was called to order by Chairman Ralph E. Kauffman, Jr.

ROLL CALL

Present: Commissioners Sheathelm, Demske, Clark, Ridenour, Kauffman, Canady, Rathbun, Salerno—8.

Absent: None.

Chief of Apparatus Virgil Gurecki, Local 421 President Gary Thomas, Vice President Rolland Case, firemen Gary Powers and Terrell Nadeau were also present.

By Commissioner Sheathelm—

I move the minutes of the previous meeting be approved as printed.

Supported by Commissioner Demske.

Carried unanimously.

Chairman Kauffman welcomed Commissioner Clark to the Board and introduced him to all present.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, February 3, 1970

Meeting was called to order at 7:55 P.M.
by Chairman Bretz.

ROLL CALL

Present: Black Bretz, Gaus, Harris, Reynolds—5.

Absent: Duncan, Fink, Pawlak—3.

PUBLIC HEARINGS

Z-104-67—300-318 Seymour St.

There were no questions from the audience regarding this petition for an amendment to an approved Community Unit Plan located at 318 Seymour Street.

Mr. Black questioned the difference between the original plan and the proposed amendment.

Mr. Main clarified it for him. The building location is reversed on the proposed amendment.

Mr. Black questioned why so much parking is needed on the site when there will be parking ramps on either side. He suggested that the property contain a park with a small amount of parking area for service to the building.

Mr. Main commented that Mr. Black's points are well taken. This plan is based on the Board's past requirements. However, there may be a few problems due to private ownership of the ramps.

Mr. Black felt this is a special case and should be investigated.

Mr. Francis Anderson, 417 Westmoreland, felt that this project for the elderly is very appropriately located and he commended the Board.

Mr. Ben Williams, 2903 Manley Drive, wanted to know the background of the petition and the name of the developer.

Mr. Greg Main explained that the Lansing Housing Commission is the developer and is doing this on a Turn Key project. It is actually a new plan although, technically, it is an amendment.

Referred to the Zoning Committee.

Z-102-69—2600 and 2700 blks. of Forest Rd.

Mr. Dennis Hogan, 2540 S. Grand Traverse, Flint appeared on behalf of the petition to rezone property in the 2600 and 2700 blks. of Forest Rd. (south side) from A-1 Family Residential District to Community Unit Plan. He felt that this condominium project would be a good land use and enhance the area. He submitted a sketch of the proposed development to the Board. He also presented a sketch of the proposed apartments.

Mr. Joe Barden, 3196 Stoneleigh, Forest View Citizens Advisory Chairman said that in their opinion, this project exceeds the density requirement for the area and they feel the plan should be modified. Their homes were placed under many building restrictions and the multi family complexes will depreciate the home values. He suggested placing single family homes between the higher and lower densities as a transition. He also wanted to know if the developer is prepared to build adequate roads to handle the additional 200 units.

Mr. Joseph Hobla, 2733 Manley, also mentioned the placing of single family homes as a transition between the two complexes.

Mr. Banks reported that the staff has not heard from the developer on this point.

Mr. Hogan said that this was considered last July. However, after the planning studies were completed, the conclusion was that the most enhancing use of the property would be to have a uniform complex at the rear of the property line with a uniform open space at the front along the street. Also it was felt that 5.9 dwelling units per acre is a good density for the property.

Mrs. Dolores Maidlow 2806 Forest Road, asked about the location of their homes in relation to the proposed complex on the map. She wanted to know if their new sewers would be affected and the name of the current owner of the property.

Mr. Hogan stated that Mr. Leavitt, 2626 Forest Road, is still the current owner.

Mr. Neil Jones, 2742 Fireside Drive asked how much parking and playground area is planned. He also wanted to know the building cost of the units.

Mr. Hogan said the plans call for two (2) parking spaces per apartment—one being an attached garage.

They will sell for between \$29,000 and \$33,000. Hopefully the owners will be faculty from Michigan State University. There are pools, playground areas and a community building provided in the plans.

Mr. Don Kolp, 2828 Forest Rd., questioned if a provision has been made for storm sewers.

Mr. V Fountain replied that storm and sanitary sewers will be made available to the site according to the public Service Department.

Mr. Hogan explained where the storm sewers are located.

Mr. Bardeen observed that the City Engineer says the storm sewer is not adequate and would have to be replaced. This replacement would cause additional property assessment.

Mr. James Pratt, 2826 Manley Drive wanted to make sure that there will not be any water drainage on his property. Also he wanted to know what kind of screening will be used on the back lots.

Mr. Banks explained the sketch and stated that screening has not been indicated.

Mr. Pratt replied that his family does not want a fence used as screening.

Mr. L. Otis, 3133 Leawood Drive, asked if there had been a fund set aside by the developer for improvements.

Mr. Fountain replied that he has not heard of one.

Mr. Hogan added that his company is hoping fences will not be required for screening as they detract from the buildings. He then went on to say that there will be 1600 sq. ft. of living area in the two bedroom units, and 1900 sq. ft. in the 3 bedroom units plus utility space.

Mr. John T. Miller, 2706 Fireside Drive wondered who would maintain the grounds of the complex.

Mrs. Bretz explained that an association would take care of the property which is jointly owned.

Mr. Hogan spoke on condominiums in general.

8:40 P.M. Mr. Duncan arrived.

An interested party asked what interest rates are charged on the condominiums.

Mr. Hogan answered that they hope to work through local mortgage companies and the computation will be the same as for a single family dwelling.

Mr. Neil Jones, 2742 Fireside Drive said that the developer is including the basement area in the sq. footage of each unit. He felt these dwelling units are too small for the surrounding area.

Mr. Ben Williams, 2903 Manley Drive agreed with Mr. Jones.

Referred to the Zoning Committee.

Z-1-70 3800 Blk. Delta River Drive

Mr. Russell Koch Jr., in behalf of the petition to rezone property in the 3800 block of Delta River Drive (north side) from A-1 Family Residential District to C-2 Family Residential District.

Mr. Koch said that they have been having problems selling the lots due to Mt. Vernon Park, a federal housing project, being built right behind the lots and multiple dwellings down the street. His client proposes to building colonial homes that sell for about \$25,000 to \$40,000.

A letter of opposition was read by Mr. Fountain from C. W. Woodruff at 2708 Delta River Drive.

No one spoke in opposition.

Referred to the Zoning Committee.

Z-3-70 601 S. Logan

Mr. Phil Walter, Wolverine Commercial Development Corporation, appeared in behalf of the petition to rezone property at 601 S. Logan from E-2 Drive-in to F Commercial District.

He was representing Mr. Stanley who is interested in putting a record shop on the property. They have been trying to attract a gas station for the property without any success.

Mr. Stanley presented several petitions in favor of the rezoning for a record shop.

Rev. Fritz, Calvary Baptist Church on S. Logan, wanted to know how this zoning change would affect the character of the neighborhood and if taxes would increase. Also, he stated that there are three (3) churches nearby and they would like to know if this zoning would permit the sale of alcohol.

Mr. V. Fountain replied that this rezoning would permit other uses on the property besides a record shop like dry cleaners, gas station, and any general light commercial service. As to alcohol, the owner would have to have the consent of the neighborhood in order to sell it.

Mr. Ted Davenport, no address given, is opposed to this rezoning as it is an example of spot zoning.

Mr. Walter added that this property is already zoned commercial. His client just wants an amendment to it.

Mr. Harris asked if this property is presently vacant.

Mr. Walter replied that it is presently vacant. The past occupant had serious management problems.

Referred to the Zoning Committee.

9:06 P.M. Mr. Fink arrived.

Z-4-70 233 N. Chestnut

No one appeared in behalf of the petition to rezone property at 233 N. Chestnut from D-M Multiple Dwelling District to D-1 Professional District.

Mr. A. Barley, 1304 Maycroft, had no objections to the rezoning but would ask that his property not be rezoned. He owns 515, 517, 518, and 519 N. Chestnut.

Mr. Chet Rupp, 4314 Shadyhill Lane, felt the property should be left alone. He felt apartment zoning is very appropriate in the neighborhood.

Referred to the Zoning Committee.

Z-5-70 121 Ferguson St.

No one appeared in behalf of the petition to rezone property at 121 Ferguson St. from C-2 Family to J Parking District.

No one spoke in opposition.

Referred to the Zoning Committee.

Z-6-70 through Z-11-70 General Motors Property

Mr. Donald Hines, attorney representing General Motors, appeared in behalf of the petition to rezone property at 400-600 blocks W. Main St., 1300-1400 blocks Olds Avenue, 1112 and 1118 Olds Avenue and 1113 and 1117 William Street, and the 900-1000 blocks of Williams Street from C-2 Family District, D Apartment District, F Commercial District, E Apartment Shop District, B-1 Family Residential District to I Heavy Industrial District.

He presented the Board with a chart and explained the location of the Oldsmobile acquisitions. Mr. Hines also pointed out that these have been acquired over the years and General Motors is asking for zoning which corresponds with the neighboring area and which is in correspondence to the Master Plan.

Mr. Francis Anderson, 417 Westmoreland, questioned how Friendship Baptist Church will be affected by this rezoning.

Mr. Reynolds pointed out that Oldsmobile has given the church permission to use their property as a parking lot on Sundays.

Mr. Gaus asked if Oldsmobile has tried to acquire the church.

Mr. Hines replied that he has no knowledge of it but this zoning will not change the church's zoning.

Mr. H. E. Judge of Max St. asked if Oldsmobile is planning to rezone property from Birch St. to Max Ave.

Mr. Banks said that this rezoning would not affect Mr. Judge's area.

Mable Jinks, 909 Max Ave. also wanted to know when Oldsmobile is going to expand towards their street.

Mr. Wm. Thompson, 1414 Olds wondered if this will affect his home which is located between Middle and Max.

Mr. Banks replied that this will not affect his home.

Mr. W. K. Johnson has property in the area and wondered when Oldsmobile is going to acquire it.

Mrs. Kay Lucas, representative of the West Side Action Center wondered what is being done with the 1100 and 1200 blocks of W. Main.

Mrs. Bretz answered that this area is not affected by the rezoning.

Mr. Fink felt that the staff should check into the alternatives these people, belonging to Friendship Baptist Church, have with their property. The church is isolated by Oldsmobile and heavy industrial use.

Mr. Duncan felt the staff should describe the surrounding areas more closely.

Mr. Hines reported that the staff used the descriptions given by Oldsmobile. He went on to explain the reason for the descriptions. Also, there is frontage on Main St. which was not meant to be left out.

Referred to the Zoning Committee.

P-1-70 Lancen Village

Mr. Don Lybeck, 5139 La May, Detroit, Michigan, representing the Michigan Housing Association, appeared in behalf of the request for approval of the preliminary subdivision plat known as Lancen Village. The property is located off the end of Redner St. intersecting with South Cedar in the 5400 block.

Mr. Lybeck reported that he is working with Central Methodist Church which has formed this organization to build homes for low income families. He explained the steps they have taken to form the subdivision. The sizes of the lots range from 60 ft. x 100 ft. to 80 ft. x 190 ft. with an average lot containing 9,000 sq. ft.

The type of homes planned are 2 bedroom through 5 bedroom in a variety of styles and sizes.

Rev. Anderson, 417 Westmoreland, associate minister to Central Methodist Church, felt that this project is new and meets the need of today's problems. It is open to all denominations and there are plans for developing social assistance for home development in the subdivision.

Buella Cross, no address given, said she is closely affiliated with this project and felt that these homes will be something the City can be proud of in the future.

Referred to the Zoning Committee.

RECESS: 9:45 P.M. to 10:10 P.M.

BUSINESS SESSION ZONING

Z-104-67 300-318 Seymour St.

Motion by Gaus, seconded by Reynolds that the proposed amendment to an approved Community Unit Plan located at 318 Seymour Ave. be approved subject to the consideration of Mr. Black's comments.

Mr. Black wondered if the parking for the building could not be handled by nearby private parking ramps, and if there shouldn't be an entirely separate entrance for the Housing Commission.

1. The plan proposed provides for an eight story structure containing 101 dwelling units and 50 off-street parking spaces.
2. The central offices for the Housing Commission will occupy a portion of the first floor.
3. The building covers approximately 18.8% of the site.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan Fink, Gaus, Harris, Reynolds—7.

Nays: None.

Z-102-69 2600 and 2700 blks. Forest Rd.

Motion by Gaus, seconded by Reynolds that the request by Nathan Schafer, Inc.

to rezone property in the 2600 and 2700 blocks of Forest Rd. (south side) from A-1 Family Residential District to Community Unit Plan be approved subject to the following:

1. Platting of the property prior to development of the project which will include the east-west street as a public R.O.W.
2. Submission of a satisfactory landscape plan.
3. All recommendations by other public agencies be complied with, unless otherwise modified by the agency or the Planning Department.
4. Building location set-back a minimum of 30 ft. when located adjacent to existing or potential residential development. Additional parking to be provided for the community building and swimming pool.

The intent of this recommendation is based on the plan submitted and the intent of sound zoning and land use policies. The Board is in no way attempting to cause a question regarding the validity of the Forest View Master Plan or break faith with the Citizens group who were instrumental in formulating said plan.

Any change of zoning should be in conformance with an overall development plan. One that takes into consideration existing and potential land use development, public utilities, physical features, and facilities available.

The site under consideration is located within the area known as the Forest View Community. This area has been under study by the Planning Staff with Citizens participation for the past three years. A proposed development plan has been formulated and found to be acceptable by both the Planning Board and the Forest View Citizens.

The proposal now under consideration is contrary to the recommended plan in that it exceeds the recommended density by .9 dwelling units per acre. (The Forest View Plan indicates 5 dwelling units per acre for the subject property. The proposed development plan indicates 5.9 dwelling units per acre). It was also the intent of the Forest View Community that the subject property would be developed with single family homes. However, the proposed plan was presented for their review, and found to be acceptable with the exception of the density, which they agreed to not more than 5 dwelling units per acre.

In reference to the site plan submitted the staff cannot find any major objections, and would recommend that all necessary requirements by the different agencies be included as part of the overall approval.

Since the developer has taken advantage of the existing topography and unbuildable

land for open space within this site, the Board cannot find where the placement of buildings and public streets will seriously affect the adjacent properties.

The added density over what is recommended in the Forest View Plan is well handled within the project, and does not reflect overcrowding.

The Board does not believe that the proposed development would be completely out of character with the general intent of the Forest View Master Plan, and would actually tend to discourage justification for increased densities on future development proposals in the area which are completely out of character with the plan.

The land under consideration is unplatted. Therefore it will be necessary for the developer to proceed with platting of the land prior to development which will reflect the necessary public streets and easements as recommended by the various agencies.

The usual public agencies to whom were referred the proposed plan expressed their interest as follows:

A. Traffic Department.

1. All dedicated streets be 36 feet wide curb-face to curb-face on a 66 ft. wide right-of-way.
2. The un-named street running east and west in front of the Community Building be a dedicated street.
3. That parking be provided for the Community Building in a manner as shown on the attached print.

B. Public Service Department.

1. The proposed public road at easterly side should coincide with the extension of Leawood Drive as platted.
2. An easement will be required for the 10 in. sanitary in Stoneleigh extended.
3. Storm and sanitary sewer service is available to serve this area.
4. All the property is to be graded so that all surface water will drain to the streets or to the proposed drainage system.
5. All standard improvements in the proposed and existing streets are to be completed by the developer.
6. Some agreement should be made for the installation and payment for improvements in the streets adjoining private property both in the two public roads and Forest Road.
7. If the streets into the apartments are private, then their intersection with the public streets are to be treated the same as driveways.

C. Consumers Power Co.

Consumers Power Company has no recommendations or requirements regarding this proposed community plan.

D. Board of Water and Light.

Electric: The Board of Water and Light has a three phase primary line on Manley Dr. to Forest Rd. and east on Forest along the northern boundary of the proposed construction site. There are two north-south public roads through the construction site. The north-south public road on the west side will line up with Stoneleigh Drive and at present the Board has a pole line in the Stoneleigh right-of-way which stops at the south boundary of the proposed project. The East north-south public road lines up with Leawood Road and the Board's existing electric line is in the road right-of-way approximately 150 feet south of proposed construction site. The extension of Board of Water and Light electric lines into the proposed project either overhead or underground should not present any particular problems. Utility easements will be required.

Water: The proposed development can be served water from the extension of existing water mains in the areas. The developer must contact the Board and make the usual financial arrangements for the water main extension.

E. Michigan Bell Telephone.

Telephone facilities to serve this area will be buried, therefore a recorded blanket utility easement will be necessary.

F. Fire Department.

We would approve of this project providing the following items are complied with:

1. The east, west connector road that goes in front of the community building is a public road.
2. Fire alarm boxes are to be installed as indicated on the plan. These fire alarm boxes are to be of a type approved by the Fire Department and furnished and installed by the developer in a manner approved by the Fire Department. Cost of installation to include all workmanship and materials to a location where the utilities enter the project.
3. Hydrants to be installed as indicated on the plan.
4. We also recommend that a Pool Alarm Box be installed at a location near the swimming pool.

H. Parks Department.

In general the proposed plan is quite pleasing and seems to be fairly well in sympathy with the site conditions. The following comments emphasize positive

features which should be retained in any reworking of the plan, and point out some possible problem areas. They are made primarily in reference to the generalized plan reproduced at 100 scale on the accompanying topographic map, and without knowledge of the developers plans as to filling ponds, etc., or the soil conditions in these areas.

Building density: The density of 6 units/acre is excellent for the site and allows maximum development without crowding or destruction of the sites features.

Vehicular circulation: The cul-de-sac arrangement with off street parking and drives leading to main collector roads is very good. There is value in the use of T intersections instead of + intersections. There are, nevertheless, some problems in that several of the T's are too close together (note areas circled in red on the 100 scale plan). Considering the low density of the area, use of a minimum number of intersections might well solve the problem (eg. note possible relocations indicated in orange on plan). Intersections should be at right angles as shown on the plan.

Another difficulty lies with the long, relative straightness of the collector roads—especially the one to the east. Depending on the nature of the area populace, this may or may not be a problem. Working more curvature into the road design would minimize the problem.

There is also a question of connecting the east collector road up with Leawood—a question to be resolved between the Planning Department and the developer.

The proposed R.O.W. is 60 ft., and should possibly be extended to 66 ft.

Pedestrian circulation: Pedestrian walks and paths should be shown—along streets, within “complexes”, etc.

Building location and arrangement: The staggering of the building groups along the road and the primary use of the triangular arrangement allows for an interesting site plan which fits the site instead of being superimposed on it. The attached parking for residents and the staggering of individual units within each building gives a greater sense of privacy and private entry.

The community center is centrally located but should perhaps be moved 40 ft.-50 ft. to the west to avoid soil and water problems.

The arrangement of the buildings so that there are no “straight-shot” drives into the parking areas should ensure quite a pleasant, natural neighborhood. The collector roads will be more attractive to drive along and safer since sun glare off parked cars will be somewhat screened. This feature, especially, should not be sacrificed in any design changes.

The only problem with the building locations is that some of them are located over poor soil areas and over the edges of ponds. Moving these buildings in a manner similar to that indicated on the 100-scale plan by the black arrows would avoid the soils and water problem and at the same time solve several of the intersection problems.

There is a sewer easement extending north from Stoneleigh which should be kept open. The proposed plan has it open except for possible encroachment of some of the attached parking on one building in the N.W. corner.

Vegetation—The vegetation shown on the proposed plan creates pleasing spaces and is used well as a screen-along the roads and between building. It also seems to make some use of the existing vegetation.

Site—The plan appears to be laid out in sympathy with the topography. The final plan should indicate existing and proposed contours to show how the site is being used.

I. County Health Department

Approval recommended on condition that each building will be served by public water supply and public sewer. Community Building to contain toilets and showers for pool users, and provision for lifeguard. Detailed plans for pool to be submitted in advance (4 copies) to Michigan Department of Public Health.

J. Board of Education:

This development will require the Lansing School District to add instructional space for 2 or 3 hundred students. Provision should be made for a student access to Forest View School. Developer should be required to provide two 900 sq. ft. rooms which could be used to provide for pre-school and/or adult programs.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Gaus, Harris, Reynolds-6

Nays: None

Abstentions: Fink

Z-1-70 3800 blk. Delta River Dr.

Motion by Gaus, seconded by Reynolds that the petition by Russell Koch, Jr. for A. Frantz to rezone property on the 3800 block of Delta River Drive (north side) from A-1 Family Residential District to C-2 Family Residential District be denied.

The property under consideration was considered for C-2 Family zoning in May of 1968. At that time both the Staff and the Planning Board recommended that the rezoning change be denied. The City Council concurred with the Planning Board, and at their meeting of July 15, 1968 denied the request for rezoning.

The Planning Board's position for denial was based on the following:

1. At the time of the petition, property owners testified that the land had probably remained vacant because of the undetermined future land use of the area to the north.
2. The City Council has since considered multiple zoning for the property to the north and found it desirable to retain single family zoning adjacent to the existing single family development.
3. The proposed change would be contrary to the established land use pattern (with the exception of the two churches) which is predominately single family residential. The land adjacent to the north of the subject property is also proposed for single family development.
4. A change of zoning as proposed could foster uncontrolled development in the immediate vicinity creating a mixed and undesirable land use relationship, which may adversely affect property values.
5. The Board does not believe that there are any substantial reasons why the property cannot be developed in accord with existing zoning regulations.

The Board cannot find where significant changes have occurred which would justify the change under consideration. In fact, there are presently single family homes being developed north and west of this site which would tend to support the previous position taken on this property.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Reynolds—7.

Nays: None.

Z-3-70 — 601 S. Logan

Motion by Gaus, seconded by Duncan that the petition by Marion L. Stanley and Wolverine Commercial Development Corp. to rezone property at 601 S. Logan from E-2 Drive-In to F Commercial be approved subject to the condition that screening of a type approved by the Planning Board be constructed adjacent to existing residential properties.

This area is within a block designated for commercial use by the Central City Development Plan. By concentrating commercial development in this block, the Board hopes to prevent the growth of strip commercial on Logan and Main Streets.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Reynolds—7.

Nays: None.

Z-4-70—233 North Chestnut

Motion by Gaus, seconded by Reynolds that the petition by Lucile and Elizabeth Belen to rezone property at 233 North Chestnut from D-M Multiple Dwelling District to D-1 Professional Office District be approved.

The site under consideration lies within the boundaries of the Central City Plan in an area which has been designated for professional office uses. The proposed rezoning would merely be a step toward implementation of this plan.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Reynolds—7.

Nays: None.

Z-5-70—121 Ferguson

Motion by Gaus, seconded by Reynolds that the petition by Mrs. H. D. Shapiro to rezone property at 121 Ferguson from C-2 Family to J Parking be tabled until the petitioner presents the Planning Board with a site plan of the entire office complex which shows:

1. Screening of adjacent properties, as previously recommended by the Planning Board.
2. Entrances and exits and their widths.
3. Parking surface area.

Motion carried by unanimous vote.

Z-5-70 through Z-11-70—400-600 W. Main, 1100, 1200-1400 Olds, 900-1100 Williams

Motion by Gaus, seconded by Reynolds that the petitions by General Motors Corporation to rezone property at 400-600 blocks W. Main St., 1113 and 1117 William Street, and the 900-1000 blocks of William St. from C-2 Family District, D Apartment District, F Commercial District, E Apartment Shop District, and B-1 Family Residential District to I Heavy Industrial District be approved.

The sites under consideration are within an area which is designated for Heavy Industrial use on the 1960 Master Plan of the City of Lansing. All of the sites are contiguous with lands owned by the petitioner and zoned for Heavy Industrial use.

A church is located on Lots 73 through 75 inclusive of Assessor's Plat No. 3 and would be surrounded on three sides by Heavy Industrial zoning. However, the Board is of the opinion that this is an illogical location for this church, and that these three lots are more suited to Heavy Industrial use.

The Planning Board, and City Council have in the past adhered to a policy of requiring a 30 foot landscaped buffer strip separating Main Street from the Heavy Industrial uses to the south. In the Board's opinion, this policy is in the best interests of the general welfare and should be retained.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Reynolds—7.

Nays: None.

Z-115-68—5900 blk. S. Waverly and 3500 blk. W. Miller

Motion by Gaus, seconded by Reynolds that the request by Rose Hill Builders for approval of a site and landscape plan, for property located on the northeast corner of Waverly and Miller Roads be approved subject to the following:

1. That a five (5) foot high chain link fence with interwoven slats be provided along the east, northeasterly, and north property lines, except for a 25 foot set-back on Waverly and Miller Roads.
2. That a three (3) foot high rolled berm be provided along Miller Road, except at ingress and egress points. Said berm to be tapered at the points of ingress so as not to obstruct the view of traffic.
3. That adequate distance be provided adjacent to the parking and drive-ways, which will protect the fencing. Tire stops or rolled curb to be provided.
4. That a five foot high chain link fence with interwoven redwood slats be provided along the area zoned for commercial, except for a 25 foot set-back on Waverly and Miller Roads, and except at points of access from the residential area to the commercial area.

The site under consideration was rezoned from D-M Multiple Dwelling District to D-M:1 Multiple Dwelling District by action of the City Council December 23, 1968.

The change of zoning was in accord with the developer's proposal, and provided for more flexibility.

The Planning Staff has met with the developer on the proposal and as a result have agreed upon a plan which is satisfactory to both, with the exception of screening the adjacent residential areas, screening of the proposed commercial area from the subject property, and provisions for a three (3) foot high rolled berm along Miller Road.

The developer of this site, who also controls the adjacent commercial area at this time, has indicated that deed restrictions will be applied to the commercial area,

which will require adequate screening for the multi-family development.

Further review of the site plan reveals that there is need of protection of the fence along the drives and parking areas. The proposed plan indicates that automobiles could back into the fence, causing damage and creating an unsightly appearance. To achieve better parking arrangements, the building location could be slightly shifted to provide for adequate clearance. With this change, it is recommended that a rolled curb or tire stops be provided, for added protection.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Reynolds—7.

Nays: None.

SUP-8-69 Excavation request by Solomon

Motion by Gaus, seconded by Black that the request be removed from the table.

Motion carried by unanimous approval.

Mr. Guernsey read the letter from Michigan State University (Dr. Milton Baron) relating the possible danger to Bear Lake.

It was reported that Mr. Solomon has been requested to submit additional information but no reply has been received.

Motion by Gaus, seconded by Duncan that the application by E. F. Solomon of S. D. Solomon and Sons for a special use permit to allow excavation of borrow from property at the end of Luwanna Drive be denied.

At the January 6, 1970 meeting, the Planning Board tabled this petition for thirty days and asked the petitioner to submit more detailed reclamation plans for the project. There was no response from the petitioner.

Michigan State University has been concerned about the excavation of lands near the Bear Lake natural area. Such excavation in the past has caused some of the water to drain from Bear Lake.

The University fears that if the level of this lake were noticeably lowered the ecology of the area would be endangered.

The Board is also concerned about the effect further excavation will have on the future residential or recreational development in the area. The Board would be willing to reconsider their position if a new application were filed with more detailed information pertaining to reclamation and future development.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus—5.

Nays: Harris, Reynolds—2.

STREETS

P-1-70—Lancen Village

Motion by Reynolds, seconded by Harris that the request for approval of a preliminary subdivision plat known as Lancen Village, located off the end of Redner St. intersection with South Cedar in the 5400 Block be approved subject to the following:

1. Final Plat to be developed with public improvements as required by the Michigan State Plat Act and Lansing Subdivision Ordinance.
2. Pavement width shall be 36 feet curb-face to curb-face, within a 66 ft. right-of-way.
3. All outside special assessments shall be paid prior to final plat approval.
4. All lots shall be graded to drain to the street.
5. That a 10 ft. walkway between lots 16 and 17 be improved and dedicated to the public for access to the school site and the proposed Consumers Power parkway to the north. This will require adjusting the frontage of adjacent lots to maintain the required width.
6. That the street extending to the south intersecting with Northrup be included as part of the plat.
7. Since Lots 37, 43, and 44 are corner Lots it will be necessary to adjust the frontage of adjacent lots, and possibly dropping Lot 37 to provide for the required lot size.
8. That all other necessary conditions as required by the different agencies be complied with unless otherwise modified.
9. Tentative approval of the Preliminary Plat is effective for a maximum period of twelve months.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus—5.

Nays: None.

Abstentions: Fink—1.

ROW-2-70—Alley vacation between Ionia and Ottawa (Blk. 97)

Motion by Reynolds, seconded by Harris that the vacation of the south 242 feet of

the public alley located in the block bounded by Washington Avenue, Ionia, Grand and Ottawa be approved.

The alley in question is not a through alley. The north 154 feet have been vacated and redevelopment has begun with the construction of the new Michigan Dental Building. Therefore, the remainder is of little value for alley purposes, as it relates to redevelopment plans. When the northerly part of the alley was vacated, it was assumed that upon acquirement of the balance of the structures west of the alley, the area now in question would be vacated. At this occasion, a new alley will be allowed the entire length of the block directly to the east of the present alley. This will satisfy the requirements of the Fire Department for a through alley which will give them access to the rear of new structures.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Reynolds—7.

Nays: None.

Explanations of Proposed Revisions to Department of Treasury Administrative Rules For Act 238 of 1967, as amended State of Michigan Plat Act

Referred to the mid month meeting (February 17, 1970).

Soil Erosion and Sedimentation Control Program

Motion by Fink, seconded by Harris that the Soil Erosion and Sedimentation Control Program be supported as proposed by the Michigan Grand River Watershed Council.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Reynolds—7.

Nays: None.

Motion by Fink, seconded by Harris that this program be referred to the Ordinance Committee to draft recommendations for changes in the Zoning Ordinance.

Motion carried by unanimous approval.

CAPITAL IMPROVEMENTS Capital Improvements Report

Mr. Harris discussed the Committee Report on the 1970-1976 Capital Improvements Program and recommended that the Resolution be approved.

The Committee Report on the 1970-1976 Capital Improvements Program was ap-

proved unanimously with the exceptions listed below:

1. Public Service Bridge Projects No. 1 and 2—Central City Bridge and Michigan Avenue Bridge Replacement. The Planning Board believes these projects should be combined and further suggests that these General Revenues be used to improve the Michigan Avenue Bridge Project for channeling traffic toward Ottawa Street.
2. Public Service Storm Sewers Projects No. 10, 12 and 18—Walnut Street Relief, Lenawee Storm Relief and Kalamazoo Street Relief. The Planning Board recommends that these three General Obligation Bond projects be moved to the 1972 funding year to alleviate inflationary trends in proceeding with these projects since these bonds have been sold.

Also, the 10 Year Community Renewal Program schedule to allow credit toward the local share in conducting the program is a consideration of shifting their priorities. Future bond issues could be defeated if the projects are not completed relatively soon after funding. General Obligation Bonds for \$315,000 would be used in 1972 instead of latter years.

3. Public Service Streets Project No. 4—Aurelius Road Extension, Mt. Hope to I-496. This Board recommends that the project schedule be moved to 1972 to show a higher priority and ensure money is available if the litigation is final during the next two years. Project cost is \$150,000.

In accordance with section 7.20b of the Charter for the City of Lansing, the Board has reviewed projected revenues and expenditures for the next six years. It is the conclusion of the Board that there will be insufficient funds from the present tax sources to finance general fund capital improvements. The Board believes that these general fund projects are essential if Lansing is going to continue to improve living quality and updating of facilities in the inner city as well as provide sufficient funds for encouraging new growth at the City's fringe.

The entire program represents \$50 million public expenditure over the ensuing six years. Of this amount over \$15 million General Fund revenues will be needed. The 1970-71 budget will require \$2.1 million from General Revenue funds. After considering debt service and revenues earmarked for Capital Improvements (35% of the income tax or \$1.9 million) it is impractical to rely on funding the 1970-71 CIP from this source.

Lansing has the ability to raise over \$75 million in the next six years. The alternatives for obtaining this amount are in-

creasing the property tax to maximum limits which would yield \$34 million and issuing additional General Obligation Bonds.

The Planning Board believes that Lansing citizens are being excessively taxed by all levels of government. It is, also, believed that the new 50% valuation and 10.88 tax rate on property assessments must prove its revenue producing ability before increased property taxes are imposed. The creation of a Municipal Building Authority will enable many capital improvements to be undertaken that ordinarily would not be funded. The income tax is in its first full year of returns but estimates show a potential increase in revenues over projected amounts. Therefore, the Board advises against increasing tax sources at this time.

Therefore, the Planning Board recommends to the City Council that greater use of bonding as a source of revenue be utilized for financing capital improvements.

Sharing of Costs for Municipal Services Required In the State Capitol Complex.

Motion by Black, seconded by Harris that the following resolution be approved:

Whereas, the State of Michigan is expanding its facilities thereby requiring increased services which the City of Lansing provides,

Therefore Be It Resolved that the Planning Board recommend to City Council that they continue their efforts to obtain funds from the State of Michigan to reimburse an equitable share of the cost of equipment and for training and retaining personnel for those services furnished by the City of Lansing and utilized in the State Capitol Complex.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Gaus, Harris, Reynolds—6.

Nays: None.

Abstentions: Duncan—1.

Motion by Fink, seconded by Harris that Jim Spackman be commended for his work on the Capital Improvements Program.

Motion carried by unanimous approval.

EXECUTIVE

Zoning Policy and Assessment Practice

Referred to the mid month meeting (February 17, 1970).

PLANNING DIRECTOR'S REPORT
Personnel

Motion by Black, seconded by Fink that the reclassification of Greg Main be approved.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Reynolds—7.

Nays: None.

OTHER COMMUNICATIONS**Letter from Mr. Alber, Fire Prevention Bureau**

The letter was acknowledged by the Board.

The communication from Susan A. Rasmussen, Assistant City Attorney to Raymond C. Guernsey, Planning Director regarding required public hearings in the Zoning Ordinance was read. She concluded that the proper procedure now would seem to be as follows:

Following the receipt of a petition for rezoning the matter would go first to the City Planning Commission, where a public hearing must be conducted. The City Planning Commission would then present its findings to the legislative body of the City (in this case, City Council). The City Council must then hold a second public hearing before making a determination on the petition to rezone.

NEW BUSINESS**Review Procedures for Public Hearings**

Referred to the mid month meeting (February 17, 1970).

Mr. Guernsey announced that a public hearing will be held before the Delhi Charter Township Planning Commission on Feb. 16, 1970 at 7:30 P.M. at the Delhi Charter Township Hall, Holt, Michigan. The purpose of said public hearing is to consider a rezoning petition received from American Mobile Home Corp.

It was decided that Mr. Guernsey should contact the Delhi Township planners and then, if it is necessary, attend the public hearing to put on record why this area is in Lansing's Master Plan.

Mr. Guernsey was also given permission to attend the Greater Lansing Metropolitan Land Development Board meeting to discuss with them the issue and gain their support.

Adjournment: 11:50 P.M.

RAYMOND C. GUERNSEY,
Secretary,
Lansing Planning Board.

M/C

OLD BUSINESS

A motion was made by Taylor, seconded by Trierweiler, that the date of the next Board of Zoning Appeals meeting be changed from May 14th to May 7th, if it will meet all legal requirements, due to lack of a quorum on May 14th.

Motion passed.

It was noted that the Capitol Park Motor Hotel sign was still flashing as of this meeting date, despite their claims that it would be disconnected. In a meeting with Mr. Robbins of the Lansing Building Department on April 6, 1970, Mr. Brown of Capitol Park stated that the flashing light motor would be disconnected on or before April 8, 1970. A motion was made by Taylor, supported by McComb, that the Board be persistent in enforcing the conditions under which the appeal was granted.

Motion passed.

A letter from Robert Black, Assistant to the Mayor, was received and placed on file. It was in reference to the Board's inquiry about the possibility of expanding the number of Board members. Mr. Black explained that it would require a change in both the Ordinance and City Charter.

Discussion on Board member absences followed. It was noted that Board member Wendrow has been absent from the past three meetings, that the Board of Zoning Appeals Rules and Regulations require that the Chairman confer with the Mayor, in the event a member is absent from three (3) consecutive regular meetings in any calendar year. Mr. Wendrow has been out of town since December, 1969. A letter so stating will be sent to the Mayor.

NEW BUSINESS

It was moved and seconded that the minutes of the March 12, 1970 meeting be approved as written.

Motion passed.

The upcoming Michigan Society of Planning Officials Conference, to be held in Ann Arbor May 13-15, was discussed. It was decided that Mr. McComb represent the Board if funds can be obtained.

The meeting was adjourned at 9:45 P.M.

Sincerely,

RAYMOND C. GUERNSEY,
Secretary,

Board of Zoning Appeals.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, February 17, 1970

Meeting called to order at 7:40 P.M. by Chairman Bretz.

ROLL CALL

Present: Black, Bretz, Gaus, Pawlak, Reynolds—5.

Absent: Duncan, Fink (excused), Harris—3.

HEARINGS

Commercial Section and Residential Section of Proposed Zoning Ordinance.

Mr. Guernsey presented a brief history of Lansing's zoning ordinance. The first

national act of zoning was established in 1927. Lansing's first zoning ordinance was presented in 1921 but not adopted until 1929. In 1967, the present proposed zoning ordinance was begun with the Vilican Leman firm of Detroit.

Mr. Guernsey went on to explain the difference between the proposed and the old zoning ordinance.

7:40 P.M. Mr. Harris arrived.

Mr. Harold Davis, member of the National Association of Real Estate Boards,

said that this association has two important committees, 1) Make America Better Committee, and 2) Build A Better America Committee. He is a member of both committees. Mr. Davis commended the board for trying to make Lansing a better community and felt that great attention should be put towards the land area surrounding the capitol complex. This area in Mr. Davis's opinion should be Professional Office District rather than Multiple Dwelling District.

Mr. Guernsey stated that a problem develops from this type of zoning as there is a tendency to convert an older home into professional office use.

Mr. Davis felt that residential homes should not be turned into offices.

Mr. Guernsey asked Mr. Davis if a developer should be required to acquire part of a block rather than just one lot to develop a professional office building.

Mr. Davis agreed with Mr. Guernsey's ideas.

Mr. Shustacke, 300 Allen St., had some ideas on the proposed zoning code.

1. He would like a combination of zones throughout the city.
2. He likes small grass areas around a home—not large open spaces.
3. Apartment houses with stores underneath would create more of a community type living.

He asked about the relationship between this proposed zoning ordinance and Model Cities.

Mr. Guernsey said that the Model Cities Program is interested in this ordinance and has presented its views and comments to the review committee.

Mr. E. Manson, 1740 Wellington Road, asked if there are any extra copies of the proposed ordinance available.

Mr. Roy Emery, 2022 E. Cavanaugh, said that in regards to a developer owning a large amount of land for professional office use, he felt that the small property owner would have little influence in a rezoning matter due to his lack of ownership.

Mr. Guernsey replied that he was mainly referring to the inner city, not the suburban areas and open land, when he mentioned a developer should acquire more than one lot for development. With a more intensive land use, the developer could build a better building and enhance the area surrounding the inner city.

Evelyn White, Model Cities Policy Board, said that they agree with most of the proposed zoning ordinance and hope that it will be passed soon as Model Cities is waiting to find out what the land uses will be throughout the city.

She also agreed with Mr. Shustacke in that some mixing of land uses would be good and she commended the Board for initiating the ordinance.

Mrs. Bretz concluded the public hearing on the proposed zoning ordinance.

P-11-69 Beaujardin Preliminary Plat

Mr. Reynolds asked if this plan is different from the original one.

Mr. P. Banks replied that no changes have been made in the Plan.

Mr. Emery, 2022 Cavanaugh, wondered if the commercial section is controlled by the Community Unit Plan.

Mr. J. Doyle, 3319 Christine, supports Mr. Davis's views completely. He felt that a purchaser should receive a certified paper from the Real Estate Association stating that the property is permanently zoned a certain way. He also wanted to know the purpose of the public hearing.

Mrs. Bretz explained that the Board is gathering information and ideas.

Mr. Guernsey asked Mr. Doyle to explain what he meant by a certificate of zoning.

Mr. Doyle said that it is a statement stating that the property is permanently zoned a certain way unless a different level is petitioned for by the owner.

Mr. Harris asked Mr. Doyle if the land he bought was professional when he purchased it.

Mr. Doyle replied that it was not but he was told that he would have no problems in obtaining professional office use.

Mr. Joe Barden, 3106 Stoneleigh Drive, chairman of the Forest View Citizen's Advisory Committee, felt that there is no attempt to poll the feelings of the people in zoning matters. Perhaps veto votes should be thought about for the Lansing citizens. Mr. Barden thought that speculative zoning should be stopped and he wondered if Community Unit Plans are to be included in the new zoning ordinance.

Mr. Guernsey said that the Community Unit Plan is incorporated throughout the proposed zoning ordinance.

Mr. James Welton, 4810 Forest St., wanted to know if existing zoning could be changed easily with the new zoning ordinance. He asked if the ordinance will specify land uses for all of Lansing's property.

Mr. Guernsey stated that the zoning codes are always subject to change by a petition from the property owner. The zoning ordinance, in effect, establishes land use in an area. Zoning is a political process which is decided upon by the City Council. He explained the differences between the Master Plan and the Zoning code.

A zoning change process consists of notifying property owners and neighbors within 300 feet of the subject property for two public hearings. One hearing is in the presence of the Planning Board and the other is in the presence of City Council which has the final decision on a rezoning.

There are other covenants which can be put in a deed so that the property has permanent land use controls. However, they must be renewed periodically.

Mr. Banks replied that the Community Unit Plan only restricts the residential district. The remaining portion of the property is zoned commercial.

Mr. Emery felt that there should be some control over the property so that a large shopping center doesn't develop on it.

Mr. Guernsey said that the size of the property (15 acres) is the only protection against a large shopping center developing on the site.

Mr. Welton, 4810 Forest St., wanted the densities to be watched in the area.

Mr. Guernsey reported that the densities are being watched in the Forest View area and the sewer system is being built accordingly.

Mr. Welton wondered if anything could be built in the ordinance to restrict the densities in the area.

Mr. Guernsey explained that the best course of action to do this would be to change the Master Plan with Council.

Referred to the Streets Committee.

Recess: 8:46 P.M.—9:22 P.M.

BUSINESS SESSION

Mr. Guernsey pointed out two corrections to the minutes which were presented to the Board. On page 3, the first line was omitted—"Mr. T. Haskell explained that the reason for urgency," and on page 11 the word "crowding" in the fifth paragraph should be changed to "bordering."

Motion by Black, seconded by Harris that the minutes of November 18, 1969 be approved subject to the above corrections.

Motion carried by unanimous approval.

ZONING COMMITTEE

Z-104-67

Motion by Gaus, seconded by Reynolds that the request to amend the approved Community Unit Plan at 300-318 Seymour Street be approved.

The revised plan is well suited to the site and well related to adjacent uses. The orientation of the building, the location of the parking and service entrance, and the location of outdoor recreation space are all functionally arranged.

The Board's approval was made subject to submission and approval by the Planning Department of a satisfactory landscape plan.

Motion carried by the following vote:

Yeas: Black, Bretz, Gaus, Harris, Pawlak, Reynolds—6.

Nays: None.

Z-102-69

Motion by Gaus, seconded by Reynolds that the request by Nathan Schafer Inc., to amend the Community Unit Plan located in the 2600 and 2700 blks. of Forest Rd., which consists of relocating the Community Building and swimming pool to the southwest be approved subject to:

1. That the off-street parking spaces serving the Community Building be increased to a minimum of 20 spaces.
2. That no parking project into the 25 ft. front yard along the public street.
3. That screening of the parking area be provided and shown on the landscape plan to be submitted. Said screening shall not obstruct view of traffic.

The Board does not believe the change will seriously affect the proposed development.

Motion carried by the following vote:

Yeas: Black, Bretz, Gaus, Harris, Pawlak, Reynolds—6.

Nays: None.

SUP-1-70

Motion by Gaus, seconded by Reynolds that the request for a special use permit to allow central offices of the Lansing Housing Commission to locate on the first floor of the proposed elderly housing building at 310-318 Seymour be approved.

1. Land use in the vicinity including some office use would not be adversely affected by the proposal.
2. The proposal has met the approval of the Urban Renewal Board.
3. The proposal has been approved by HUD officials.
4. The offices are to have a separate entrance from the living units.

5. The floor plan is such that there will be little, if any, physical contact between persons in the living areas and the offices.
6. Some conflict may occur between residents, the Housing offices and the patrons of both concerning parking.
7. The parking ramp north of the site will be a private lot. The ramp north of the site will be public and could be used to serve one of these activities. This would eliminate some of the parking conflicts that may occur.

Motion carried by the following vote:

Yeas: Black, Bretz, Gaus, Harris, Pawlak, Reynolds—6.

Nays: None.

SUP-2-70

Motion by Gaus, seconded by Reynolds that the request by Harold M. Davis Incorporated, agents for Four Seasons Equity Corp. to be granted a special use permit to allow construction of a day care center at the southwest corner of Jolly Rd. and Ora St. be tabled and a public hearing be set for March 3, 1970 subject to the petitioner submitting an official plan.

Motion carried by unanimous vote.

STREETS COMMITTEE

P-11-69

Motion by Reynolds, seconded by Pawlak that the request by Fred White Surveyors for consideration and approval of the preliminary plat of Beaujardin Subdivision be approved subject to:

1. The final plat shall be developed with full public improvements as required by the Michigan State Plat Act, and by sections 37-28 through 37-33 of the City of Lansing Subdivision Regulations.
2. The necessary easements for storm and sanitary sewers shall be provided.
3. All existing easements shall be recorded on the face of the final plat.
4. All lots shall be graded so that the storm water will drain therefrom. Whenever possible existing gradients shall not be graded to less than 6% except for streets which should be planned for less gradient.
5. The Bear Swamp Drain shall be shown on the face of the final plat.
6. Street right-of-ways shall be 66 feet with 36 foot pavements except at the north and south entrances where right-of-ways shall be 110 feet.

7. A plat restriction prohibiting access except at public streets to DuncKel and Jolly Roads should appear on the face of the plat.

Motion carried by the following vote:

Yeas: Black, Bretz, Gaus, Harris, Pawlak, Reynolds—6.

Nays: None.

Explanations of Proposed Revisions to Department of Treasury Administrative Rules for Act 288 of 1967, as amended—State of Michigan Plat Act.

Mr. Banks reported that he attended a public hearing regarding the State of Michigan Plat Act on January 20, 1970. The hearing explained the new rules for processing plats.

There were nine rules presented which Mr. Banks explained to the Board.

URBAN RENEWAL AND HOUSING

Interim Bonding Committee—State Wide Citizen's Committee for Education and Facts of Housing

Referred to the next meeting on March 3, 1970.

ORDINANCE

Mobile Home Ordinance

Referred to the next meeting on March 3, 1970.

Soil Erosion and Sedimentation Control Program

Referred to the next meeting on March 3, 1970.

PLANNING DIRECTOR'S REPORT

Lansing Fine Arts Council Report

Mr. Guernsey asked if the Board would like to have a booth for the annual fall festival of the Lansing Fine Arts Council in October.

There were no objections from the Board.

Letter from Joel Ferguson re: Z-93-69

Mr. Guernsey pointed out that Mr. Ferguson is asking the Board to do a study around Ionia and the West side area. However he felt that it should be done after the North East Street Study is completed.

OTHER COMMUNICATIONS**Letter from Michigan Grand River
Watershed Council**

The letter from the Michigan Grand River Watershed Council regarding the Michigan Recreational Bond informational meetings was acknowledged.

NEW BUSINESS

Mr. Guernsey commented that the staff has started to place the current subjects before each committee on the Planning Board agendas.

Review Procedures for Public Hearings

Referred to the Ordinance Committee.

SS-5-70 Amendment to Subdivision**Ordinance (Underground wiring)**

Referred to the Ordinance Committee.

Mr. Gurnsey reported that he attended the Delhi Township Planning Commission

public hearing on the rezoning of property on the south side of Jolly Road.

He presented the Board's concern that the land be used for industrial and not residential use and the concern of widening Jolly and extending Duncel Road. The Commission after hearing from the developer, resident property owners, and Mr. Guernsey, tabled the matter for further consideration. The chairman said that he would forward to the Lansing Planning Board notices of public hearings which would affect Lansing and hoped that there would be a reciprocal arrangement on the part of the Lansing Planning Board.

Mr. Guernsey added that the Commission would like to meet with the Board a couple times a year to discuss matters of mutual concern.

ADJOURNMENT: 9:42 P.M.

Mr. Black is to be excused at the next meeting as he will be out of town.

RAYMOND C. GUERNSEY,
Secretary,
Lansing Planning Board.

T.C.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, March 3, 1970

Meeting was called to order at 8:03 P.M.
by Chairman Bretz.

ROLL CALL

Present: Bretz, Gaus, Harris, Pawlak,
Reynolds—5.

Absent: Black (excused), Duncan (ex-
cused), Fink (excused)—3.

HEARINGS

Z-79-69

Mr. F. Boiten Plasman, Associate Di-
rector of Sparrow Hospital, appeared in
behalf of the petition to rezone property at
233, 301, 305, 311, 313, 315, and 317 N.
Holmes St. from C-2 Family to J Parking.
He said that he would be glad to answer
any questions.

Mr. Guernsey asked if the hospital made
any attempt to acquire property directly
to the east along Michigan Ave.

Mr. Plasman replied that for the last four
years discussion has taken place with the
owner but the property is not for sale.

Referred to the Zoning Committee.

Z-12-70

Mr. George Weed, petitioner, appeared in
behalf of the petition to rezone property
at 2900 N. East St. from A-1 Family Resi-
dential District to F Commercial District.
He stated that he would be glad to answer
any questions.

Mr. Reynolds asked if the petitioner has
adequate parking around the bowling alley.

Mr. Weed answered that, for the present
business he has, there is adequate parking
available. Also, the parking facilities of
the cleaners next door can be utilized.

Mr. Gaus said that as he understands it,
the sign has already been erected. He
asked the petitioner when and how this
action took place.

Mr. Weed replied that the sign was
erected within the last month. The previ-
ous sign was knocked down by a city salt
truck.

Mr. Reynolds questioned whether the en-
tire parcel needs to be rezoned F Com-
mercial.

Mr. Gaus asked if a permit was issued
for the sign to be erected.

Mr. Weed said that he does not know of
any permit issued.

Mr. Harris pointed out that there are
many signs along North East Street located
similarly to the proposed one.

Mr. Guernsey asked the name of the com-
pany who installed the sign.

Mr. Weed said the Dyer Sign Company.

Mr. Robert Collins, member of the
Citizen's Planning Committee for this area,
commented that their plan of the area pro-
posed a commercial and warehouse district.
It also proposed that Chilson St. be ex-
tended. With this in mind, the sign is
going to impair the vision of traffic and
the sign should be kept back at least 20
ft. The committee opposes the petition
as filed.

Mr. Guernsey clarified the location of
the Chilson St. extension.

Discussion followed on the Chilson St.
extension.

Mr. Harris asked Mr. Collins how far
back the sign should be from the road.

Mr. Collins said that the committee is
trying to maintain a 20 foot setback.

Mr. Harris then asked Mr. Weed about
the present setback of his sign.

Mr. Weed said that the post is approxi-
mately 20 feet from the road and stands
about 12 feet high.

Mr. Reynolds pointed out that Mr. Col-
lins is estimating the setback as 20 feet
from the property line where Mr. Weed is
estimating it as 20 feet from the street.
This makes a difference of about 10 feet.

Mr. Reynolds suggested that cars should not be parked close to the sign. This would allow the traffic on Chilson St. to have unobstructed visibility.

Mr. Weed explained that this new sign is higher than the old one and it will not be an obstruction to visibility.

Mr. Collins commented that in this area his committee is attempting to get the signs set back from the road.

Mr. Harris repeated that all other establishments in this area have signs in similar locations and this petitioner should have an equal opportunity to place his sign as they have.

Mr. Belbeck, 805 Sanford, replied that his committee wants to start a precedent--not penalize the petitioner.

Referred to the Zoning Committee.

SUP-2-70

Mr. Harold Davis, realtor, appeared in regard to the request to be granted a special use permit to allow construction of a day care center at the southwest corner of Jolly Rd. and Ora St. Mr. Davis stated that he would be glad to answer any questions.

Mr. Allen, Chairman of the Citizens Committee for Individual Homes, felt that many questions should be answered. He wondered about the purpose of the day care center, what children will be taken care of, would the children be transported by car, how many children would be attending, and how many other day care centers are in the Lansing Area.

Mr. Guernsey answered his questions and said that there are about seven other day care centers in Lansing. They are not as large however, as the proposed one. All the day care centers are private. The zoning will not be changed for the proposed day care center as it will be A-1 Family Residential District with a special use permit.

Mr. Harris asked Mr. Allen if he is in opposition to the petition, and if so, the reasons why.

Mr. Allen replied that he is in opposition to the rezoning.

Mrs. Bretz stated that Mr. Allen should finish his questioning before he goes into the reasons for opposition.

Discussion followed on the land use surrounding the proposed rezoning.

Mr. Allen said that the neighborhood is concerned because there may be some connection between the proposed day care center and the turn-key project. He also felt that the traffic situation is already bad, and that this is not a good place for

small children with junior high school children surrounding them.

Mr. Robert Hazel, 217 Syringa Drive wanted to know the proposed cost of the project.

Mr. Davis said about $\frac{1}{4}$ million dollars, and added that it is not federally funded. The Four Seasons Firm has made an extensive survey of the Lansing area and has found that this is a good location for the day care center.

Mr. Hazel also felt that there is some relationship of this project with the turn key project.

Discussion followed clarifying the fact that this project has no connections with the federal government.

Mr. Guernsey commented that he felt the citizens present at the hearing are expressing their distrust with City Hall and/or the principles the Planning Board represents.

Discussion followed.

Mr. Allen felt that Mr. Guernsey expressed the surrounding property owner's feelings very well. He went on to explain why they feel this way.

Mr. Reynolds pointed out that this is a special use permit request which will protect the neighborhood from future commercial use.

RECESS: 8:57 P.M. - 9:38 P.M.

Mr. Duncan arrived at 9:20 P.M.

BUSINESS SESSION ZONING COMMITTEE

Z-79-69

Motion by Gaus, seconded by Reynolds that the petition by Edward W. Sparrow Hospital Association to rezone property at 233, 301, 305, 311, 313, 315, and 317 N. Holmes St. from C-2 Family to J Parking be approved.

The provisions of off-street parking facilities will lessen congestion on the existing streets around the hospital and deter curb side parking which would offset some of the adverse influences this use has on nearby residential properties.

The Board further recommends that the existing type of three (3) foot high chain link fence be extended northerly along Holmes Street, except at ingress and egress points, and that Lot 15, Block "D," Gowers Addition be screened along the south and east property lines, screening to consist of

a five foot high chain link fence with interwoven redwood slats.

Motion carried by the following vote:

Yeas: Bretz, Duncan, Gaus, Harris, Pawlak, Reynolds—6.

Nays: None.

Z-12-70

Motion by Gaus, seconded by Reynolds that the request by George T. Weed to rezone property at 2900 N. East Street from A-1 Family Residential District to F commercial District be denied and that lots 2 and 21 be rezoned from A-1 Family Residential to J Parking District, and that the west 20 feet, the south 20 feet, and the east 40 feet of Lot 1 be rezoned from A-1 Family Residential District to J Parking District and the balance of Lot 1 be rezoned from A-1 Family Residential District to F Commercial District.

The Planning Board further recommends that parking on the southwest corner of the property be set back sufficiently to permit clear vision by motorists entering North East Street from Chilson.

The site under consideration lies within the boundaries of the North East Street Study Area and is proposed for commercial development.

The basis reasons for this area being set aside for commercial use was:

- 1) The existing development is commercial and provides for a community service.
- 2) Zoning of the area would demand improvements to the existing development, and tend to upgrade the community.
- 3) Because of the existing development and zoning in the area, it was believed to be unreasonable to expect a complete change of land use.

It was indicated on the application that the main purpose of this request was to permit the erection of a sign. Field inspection reveals that the sign has been erected and because of its location and the Board's recommendations of "J" Parking along the front yard, further consideration for the sight will be given by the Planning Department and City Council, regarding the location of the sign.

Motion carried by the following vote:

Yeas: Bretz, Duncan, Gaus, Harris, Pawlak, Reynolds—6.

Nays: None.

Discussion followed on the subject of parking obstructing visibility of moving traffic and sign setbacks. The Board

agreed to put in the letter to Council a recommendation for a parking setback at the S. W. corner of the property and a sign setback from the property line.

SUP-2-70

Motion by Gaus, seconded by Reynolds that the request by Harold M. Davis Incorporated, agents for Four Seasons Equity Corp. to be granted a special use permit to allow construction of a day care center at the southwest corner of Jolly Rd. and Ora St. be taken from the table.

Motion carried by unanimous vote.

Motion by Gaus, seconded by Reynolds that the request be granted subject to the petitioner obtaining permission from the School District to obtain ingress and egress onto Ora St. and contacting Schafer and the School District for the dedication and extension of Dahlia St.

Motion carried by the following vote:

Yeas: Bretz, Duncan, Gaus, Harris, Pawlak, Reynolds—6.

Nays: None.

Motion by Gaus, seconded by Reynolds that a recommendation be made for the Streets Committee of City Council to consider the extension of Dahlia Drive for dedication by Schafer, Four Seasons, and the School District as a public street.

Motion carried by the following vote:

Yeas: Bretz, Duncan, Gaus, Harris, Pawlak, Reynolds—6.

Nays: None.

Z-121-68

Motion by Gaus, seconded by Reynolds that the request by Geert D. Mulder and Sons for consideration and approval of a site plan for property in the 2900 blk. of Mersey Lane be approved provided that it be revised to include the following:

- 1) A twenty foot buffer strip shall be provided adjacent to Waverly Road. This strip shall contain a rolled earth berm not less than four feet in height; and excess material from building excavations can normally be utilized for this purpose.
- 2) All parking areas shall be set back no less than 10 feet from property lines except those adjacent to Waverly Road which shall be set back no less than 20 feet.
- 3) Landscape screening in the form of either a dense privet hedge, tall hedge

or pyramidal arborvitae planted on three foot centers or any other landscape screening as may be suggested by the developer and approved by the Planning Department shall be placed along the south and east property lines.

- 4) All desirable existing tree growth shall be retained.

The Board further recommended that the petitioner investigate the feasibility of using underground utilities in conjunction with the Board of Water and Light's aesthetics program.

Either a reproducible sepia or three copies of the revised plan should be submitted to this office so that it can be marked approved and forwarded to the Building Department for inspection purposes.

Motion carried by the following vote:

Yeas: Bretz, Duncan, Gaus, Harris, Pawlak, Reynolds—6.

Nays: None.

STREETS COMMITTEE

SS-20-68

Mr. Guernsey reported that Mr. Backus and Mr. Hayes are still in favor of the compromise which is to build a single overpass over Michigan Avenue as opposed to several overpasses over Eureka and Jerome St.

Mr. Reynolds felt that Mr. Backus and Mr. Hayes mentioned a good point when they said that it would be possible to use Pennsylvania Ave. and Larch St. as one-way pairs. This would open up more land for development.

Discussion followed on the various viewpoints regarding bridge location.

Mr. Guernsey proceeded with a summation of the Traffic Engineer's and the Public Service Director's stand on the Central City Bridge. They feel that (1) there is now a problem with traffic movement through the Cedar-Larch area, (2) there is a problem getting traffic oriented towards the Ottawa St. right-of-way, (3) a bridge facility must be provided for re-routed traffic during the construction time period of the Michigan Ave. Bridge and, (4) Eureka St. and Jerome one way pair system is planned.

The staff feels that (1) statistics do not show an increase of traffic on Michigan Ave. and thus a bridge should be provided which solves the problems that presently exist, (2) Kalamazoo and Shiawassee should be improved, (3) Jerome and Eureka as a one way pair is not good planning due to the effect the pair system would have on the adjacent land uses, and (4) Complete urban renewal is needed in the Cedar-Larch Corridor and there is a more serious problem in the N.S. traffic movement on Cedar-Larch rather than E.W. movement on Michigan.

He then described the present and future land use of this area.

Mr. Guernsey felt that there should be a grade separation on Michigan Ave. and not on Eureka and Jerome St.

Because of the above reasons, the staff cannot support the bridge at Ottawa St.

Discussion followed on the proposed detour which will be set up while the bridge is being constructed.

Mrs. Bretz asked about the possibility of traffic traveling east on Kalamazoo and west on Shiawassee while the Michigan Ave. bridge is being built.

Mr. Guernsey said that Mr. Backus suggested this for an alternate route at the time the Michigan Ave. bridge, railroad separation was being discussed.

Discussion followed on the location of the proposed bridge.

Discussion continued on why the Board must reconsider its stand.

Motion by Pawlak, seconded by Reynolds that the Board reaffirm its previous recommendation to City Council.

Motion carried by the following vote:

Yeas: Bretz, Duncan, Gaus, Harris, Pawlak—5.

Nays: Reynolds—1.

BUILDINGS AND PROPERTIES

Building Authority

The City Council has approved the Building Authority which consists of the Controller, Public Service Director, and City Attorney. They are allowed to handle the financing and oversee the construction and development of a project after it has been authorized by the City Council.

URBAN RENEWAL AND HOUSING

Interim Bonding Committee—State Wide

Referred to the mid month meeting.

Citizen's Committee for Education and

Facts of Housing

Referred to the mid month meeting.

EXECUTIVE COMMITTEE

Zoning Policy and Assessment Practice

Referred to the mid month meeting.

NEW BUSINESS

Soil Erosion

Referred to the Ordinance Committee.

ADJOURNMENT: 10:35 P.M.

RAYMOND C. GUERNSEY,
Secretary,
Lansing Planning Board.

T/C

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, April 7, 1970

Meeting called to order at 7:35 p.m. by Chairman Bretz.

ROLL CALL

Present: Black, Bretz, Gaus, Pawlak, Reynolds—5.

Absent: Duncan, Fink—2.

Excused: Harris—1.

Mr. Fink arrived at 7:40 p.m.

HEARINGS

Z-13-70

Gerald Miller, petitioner appeared in behalf of his petition to rezone property located at 1027 E. Saginaw Street from J Parking District to F Commercial District. Mr. Miller felt that this site would be unsuitable for a residential use and that the proposed use would be better than the vacant land.

Discussion followed on the parking requirements for the proposed use, which is a commercial sign shop.

No one spoke in objection.

Matter was referred to the Zoning Committee.

Z-14-70

Robert Luoma, Attorney, appeared in behalf of the petitioners on the proposed rezoning of property at 521 N. Seymour St. from D Apartment District to D-1 Professional Office District. He stated that it is the petitioner's intention to remodel the existing dwelling to provide for professional offices on the first floor and apartments on the second floor. He felt the proposed use of the site would accompany the present trend of the area, and noted that the block south of this site is zoned D-1 Professional Office.

Mr. Reynolds questioned if the petitioners had checked the Central City Plan for the

proposed use of this property. He was advised that they had not. Mr. Banks noted that the Central City Plan recommends D-M Multiple Dwelling District for this site.

Vivian Bronson appeared in behalf of the property owners at 515 Seymour Street in objection to the proposed amendment.

Matter was referred to the Zoning Committee.

Z-15-70

Mr. Robert Luoma, Attorney appeared for the petitioner in behalf of the petition to rezone property at the south end of Beechfield Drive from A-1 Family Residential District to D-M Multiple Dwelling District. He described the existing land use surrounding the site.

Mr. Gaus questioned how many apartment buildings are proposed for the site and was advised by Mr. Luoma that this would comply with the ordinance, and that financial arrangements are not yet completed.

Mr. Pawlak questioned the petitioner's plans for the extension of Beechfield Street. Mr. Luoma commented that the petitioner plans to extend Beechfield through the property when developed.

Charles Sutberry, 6246 Norburn Way, spoke in objection to the petition.

Matter was referred to the Zoning Committee.

Z-16-70

Robert Stepanovich appeared in behalf of his petition to rezone property at 812-822 North Pennsylvania Avenue and 1019-1023 May Street from D-M, D-M 1, and C-2 to a Community Unit Plan. Petitioner proposes to construct four twelve unit apartment buildings. Parking would be at a ratio of 1½ spaces per unit.

Mr. Stepanovich presented a site plan and a model showing the proposed plan. He noted that this plan is an outgrowth of a petition submitted some time ago. He submitted statements from 20 property

owners in the immediate vicinity of the proposal, who have no objections to the petition

Robert Foltz, 1009 May Street questioned increased traffic flow on May Street as a result of this development, since access to the development is proposed to be from May Street.

Matter referred to the Zoning Committee.

Z-17-70

Mr. Donald Hines, Attorney appeared in behalf of the petition by Boron Oil Company to rezone property at the northeast corner of Washington and Oakland Avenues from D-1 Professional Office District to F Commercial District. Mr. Hines spoke regarding three areas of concern; 2) general information about the overall desirability of this site for a service station site; 3) general notions on planning which he felt the Board should consider when handling any rezoning in this particular area, particularly at the intersection of Washington Avenue and Oakland Avenue. He referred in detail to the street pattern of the central city area, and felt that the subject site was ideally located for a highway service function such as a service station. Copies of the Boron Oil Company pledge were distributed to the Board for their review.

Marion Sattler, 901 N. Washington Avenue submitted a petition containing 25 signatures in objection to the proposed rezoning. Received and placed on file.

Mrs. Bradley, 117 W. Oakland Avenue, spoke in objection.

Romayne Hicks, 704 Davenport Building, representing the Lansing Teachers Credit Union, spoke in objection.

Mrs. Affeldt, 800 N. Washington Avenue, spoke in objection.

Gordon Stow, 3505 Tecumseh River Drive, representing the Warren Holmes Co., 820 N. Washington Avenue, spoke in objection.

Donald Berg, representing Central Free Methodist Church, 828 N. Washington Avenue, spoke in objection.

Clyde Olin, property owner at 119 E. Oakland Avenue and 819 N. Washington Avenue, spoke in objection.

Frank Ghinelli, 807 N. Washington Avenue, spoke in objection.

Dr. Kribs, 909 N. Washington Avenue, spoke in objection.

Edger Howison, 3532 Delta River Drive, member of Central Free Methodist Church, spoke in objection.

Ernest Lutz, affiliated with Central Free Methodist Church, spoke in objection.

Approximately 25 persons were present in objection to the proposed rezoning.

A letter was received at the Planning Office from Mourer Foster, Insurance Agency, 815 N. Washington Avenue, in objection to the proposed rezoning.

Matter referred to the Zoning Committee.

RECESS: 9:05 P.M. to 9:45 P.M.

APPROVAL OF MINUTES

Motion by Black seconded by Reynolds that the minutes of the January 20, 1970 meeting of the Planning Board be approved subject to the following correction:

Page 9, 1st paragraph to read as follows: "Motion by Black, seconded by Gaus that in response to Council's request for reconsideration of regulations governing signs in the J Parking District, the Board recommends that no change be made in the present regulation of signs in the J Parking District."

Motion carried by unanimous approval.

ZONING COMMITTEE

Z-13-70

Motion by Gaus, seconded by Reynolds that the Planning Board recommend to City Council that the petition by Gerald K. Miller to rezone property located at 1027 E. Saginaw Street from J Parking District to F Commercial District be denied.

The site under consideration is located within the Model Cities area and is under study to determine deficiencies and needs to provide for a better community. The Model Cities Task Force on Environment and Design have reviewed this request and do not believe the change would be in the best interest of the community, indicating further that the change would contribute to an undesirable mixed land use development.

The Board has reviewed the request and reports as follows:

1. The site was initially rezoned to provide off street parking for the property to the east, which was used for a drug store because of the limited land area of these properties. Consolidation would have been desirable for future development.
2. The change would promote further intermixture of unrelated uses, and could actually deter development or redevelopment of adjacent properties in accordance with existing regulations.
3. The Board does not believe the site size is adequate to accommodate the proposed development and provide for adequate

setbacks and off street parking. This would be a very critical area if a more intense use were made of the site.

4. The change could increase traffic congestion along Saginaw Street. This would be especially true if the site were developed and used by a high traffic generator such as a drive-in eating establishment, small grocery store or uses similar innature.
5. It is not impossible to find adequate sites for the proposed use in districts permitting such uses.
6. The use proposed for this site is not neighborhood oriented, therefore, the location of this site is not a significant factor in support of this request.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Gaus, Pawlak, and Reynolds—6.

Nays: None.

Z-14-70

Motion by Gaus seconded by Reynolds that the Planning Board recommend to City Council that the petition by George A. Denfield, James A. Timmer, David M. Seelye, and Clayton J. Metz to rezone property at 521 North Seymour Street from D Apartment District to D-1 Professional Office District be denied.

The property under consideration is located within the boundaries of the Central City Development Plan and is proposed for multi-family use.

The request under consideration would promote an intermixture of unrelated uses and could deter the improvement or development of adjacent properties in accord with the existing zoning regulations.

Office development, professional business, along with business services, are related primarily to non-residential uses. The concentration of major office facilities within the urban renewal project area represents a functional relationship to commercial activities and other office facilities in the north end of the CBD. Improved environmental and parking facilities within the area strengthen its potential and development will be realized if the potential is promoted. Several smaller areas are indicated north of the Capitol Complex and west and south of the CBD. These areas reflect existing and/or logical development potentials. At the present time, a number of uncoordinated office uses are occurring within the residential areas of the Central City. While this provided an economic benefit to the owner of such properties it is creating a liability to the City as a whole. Indiscriminate spot zoning of residential property generally creates parking and incompatible land use relationships; stimulating further requests for marginal development declining values in adjacent residential

properties and weakens the market potential of logical and desirable office areas.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Gaus, Pawlak, and Reynolds—6.

Nays: None.

Z-15-70

Motion by Gaus seconded by Reynolds that the petition by William J. Warner to rezone property at the south end of Beechfield Drive from A-1 Family District to D-M Multiple Dwelling District be tabled and that the applicant be requested to submit a subdivision plat for the site which includes the extension of Beechfield Street south. The Board further recommends that the property be rezoned D-M 1 Multiple Dwelling District following acceptance of the final plat. The Board believes that this recommendation will provide for a more compatible land use relationship and insure for proper street development in the future.

Motion carried by unanimous approval.

Z-17-70

Motion by Gaus seconded by Reynolds that the Planning Board recommend to City Council the petition by Boron Oil Co. to rezone property at the northeast corner of Washington and Oakland Avenues from D-1 Professional Office District to F Commercial District be denied.

The site under consideration lies within an area generally designated for commercial uses on the 1960 Master Plan. A recent revision of this plan specifically designates the land to the south of the subject parcel for professional office use, and the Board believes that this area should also develop into professional office uses.

The site under consideration is relatively small for a service station. A more reasonable size would be approximately 125 feet deep. This would allow adequate space for landscape, screening and setbacks to protect adjacent property owners. Moreover, the site would be too small for most intensive uses and would certainly be undesirable for single family residential development since it abuts a major street and state highway.

The central business district is void of this type of facility at present and this location would be easily accessible from all parts of the downtown area. Nevertheless, the extremely high traffic volumes on Oakland Avenue, while creating a market potential for service stations, also would create a potential hazard due to the direct access necessary for this type of facility.

This general area is presently developing into office uses. Large older homes have

been renovated and converted to office use and some new office structures have been constructed. The character of this area has thus far been preserved and improved. A service station would not be in keeping with character and could set a precedent for strip commercial development along Washington or Oakland Avenues.

Presently there is a great deal of land in the central city which is already within zoning districts which would accommodate gasoline service stations. Furthermore, the Lansing Redevelopment Board is presently advertising for proposals to construct a parking ramp containing this type of facility very near the center of the central business district. Several oil companies have shown an interest but no firm commitment has yet been made.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Gaus, Pawlak, and Reynolds—6.

Nays: None.

STREETS COMMITTEE

P-2-70

Motion by Reynolds seconded by Pawlak that the preliminary plat of Coachlight Estates No. 2 be approved subject to the following conditions:

1. The southerly point of ingress and egress to Wise Road shall align with Newark Avenue.
2. The developer shall pay the entire cost of public improvements, including those abutting property designated as park land, and the west side of Wise Road.
3. Direct access to Wise Road from adjacent lots shall be prohibited by means of either a plat restriction or a one foot reservation deeded to the City of Lansing.
4. All minimum street widths shall be 66 ft. with a 36 ft. pavement.
5. That the subdivision be developed with all public improvements.
6. All lots are to be graded so that surface water will drain therefrom.
7. All easements including the ditch outlet and its location in the retention basin shall be shown on the plat.
8. All street names shall be cleared with Tri-County Regional Planning Commission prior to approval of the final plat.
9. That a cul-de-sac be provided in place of the dead end street near the north property line.
10. That a screened hard surface 10 ft. wide pedestrian way be provided to

permit access to this cul-de-sac from the park on the west.

The Planning Board further recommended that the developer be encouraged to consider an underground electrical distribution system and that precautions be taken to minimize soil erosion during construction.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Gaus, Pawlak, and Reynolds—6.

Nays: None.

ROW-4-70

Motion by Reynolds seconded by Gaus that the Planning Board recommend that the request by Vernell S. Meese to vacate completely or a portion of the turn around in front of Lot No. 13 Laylin Subdivision be denied.

The Board believes that this right of way is necessary at this time to provide for an adequate turn around for both local traffic and emergency vehicles, (fire trucks, snowplows, etc.)

When development occurs to the north it will then be possible to extend this street to connect with other street, at which time reconsideration can be given this request.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Gaus, Pawlak, and Reynolds—6.

Nays: None.

ORDINANCE COMMITTEE

Contract with Vilican Leman and Asso.

Mr. Black reported that the proposed contract with Vilican Leman & Associates for review of the proposed zoning ordinance is awaiting a statement from Vilican Leman & Associates regarding the maximum amount of charges which the contract would not exceed before a decision is made.

ZONING ORDINANCE

Mr. Black reported that there has been a request from the City Building Inspector to meet with the Ordinance Committee of the Planning Board regarding the proposed Zoning Ordinance. He would like to set up this meeting sometime between now and the next Planning Board meeting.

**Joint Meeting with Board of Water & Light regarding Amending Sub. Regs.—
Underground Wiring**

The Board of Water & Light has asked to meet with the Planning Board regarding

an amendment to the Subdivision Regulations which would require underground wiring for all future subdivisions within the City of Lansing.

Mr. Black questioned if this should be a standing committee of the Board to meet with the Board of Water and Light or did the Chair wish to appoint a special committee.

Mrs. Bretz polled the Board regarding the committee and it was unanimously decided that the Ordinance Committee would work with the Board of Water and Light regarding this matter.

EXECUTIVE COMMITTEE

Mass Transit Authority

A write up on the Mass Transit Authority was submitted to the Board for their consideration.

Motion by Black seconded by Reynolds that this item be received and referred to the Streets Committee for report at the next meeting of the Board of April 21, 1970.

Motion carried by unanimous approval.

COMMUNICATIONS

Letter from Donald Hines, Re: Z-18-70

The letter from Mr. Hines requested that if the Board held hearings on rezoning petitions at their mid month meeting, that Z-18-70 be heard at that time.

It was decided by the Board to refer Z-18-70 to the regular time for rezoning hearings scheduled for May 5, 1970.

PLANNING DIRECTOR'S REPORT

Master Plan Amendment

This item is to be referred to a later date. The Planning Director to contact Mr. Languis of the State Highway Department regarding this matter.

NEW BUSINESS

MSPO Conference

Material on the upcoming Michigan Society of Planning Officials Conference was distributed to the Board for their information.

An editorial from the Tuesday, March 31, 1970 Detroit Free Press "Let Planners Serve People Instead of Gas Stations" was distributed to the Board for their information.

Motion by Gaus seconded by Reynolds that Glenn Harris be counted as excused from the meeting.

Motion carried by unanimous approval.

Adjournment: 10:10 P.M.

RAYMOND C. GUERNSEY,
Secretary,
Lansing Planning Board.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, April 21, 1970

Meeting was called to order by Chairman Bretz at 7:40 P.M.

ROLL CALL

Present: Black, Bretz, Gaus, Pawlak, Reynolds—5.

Absent: Duncan (excused), Fink (excused), Harris—3.

PETITIONER'S PRESENTATION

Z-18-70

Mr. D. Hines, attorney representing the Gene B. Glick Company and their request to rezone property at 3000-3200 blks. of Forest Road from A-1 Family to Community Unit Plan appeared in order to discuss a letter he submitted. The letter contained the following:

"We would be pleased to have representatives of the Lansing Planning Staff and/or members of the Lansing Planning Board inspect some of the existing developments of the Gene B. Glick Company, to see first hand the quality of apartment buildings which it has built, and proposes to build on the site in question, if the property is rezoned. Accordingly, we would like to take this opportunity to offer to take three representatives of the Lansing Planning Staff and/or Lansing Planning Board on a tour of several Gene B. Glick Company developments in the South Bend, Indiana area. The trip would take approximately six hours, and we would depart from Lansing, by plane, at 9:00 A.M."

7:43 P.M. Mr. Harris arrived.

Mr. Hines added that he would be glad to answer any questions.

Mr. Guernsey read the letter from Joe Barden, chairman of the Forest View Citizen's Advisory Committee, requesting that the Board hold up its decision on the Bliss property until the Committee can meet and form a recommendation. This is in regard to Z-18-70.

Mr. Gaus asked if Mr. Hines is aware of this letter.

Mr. Hines stated that he would like to meet with the group before the public hearing.

Mr. Guernsey stated that he should contact Mr. Barden.

Z-16-70

Mr. Robert Stepanovich, petitioner, appeared in behalf of the petition to rezone property at 812-822 N. Pennsylvania, 1019-1023 May Street requesting approval of a community unit plan.

He stated that it is impossible to acquire the neighboring property as it would cost too much. He also said that every neighboring resident has signed a petition in favor of the complex.

Recess: 7:55 P.M. to 8:20 P.M.

BUSINESS SESSION MINUTES

Motion by Black, seconded by Harris that the minutes for February 3, 1970 be approved subject to the change that the title of the resolution at the bottom of the page read as follows:

"Sharing of Costs for Municipal Services Required in the State Capitol Complex."

Motion carried by unanimous approval.

ZONING COMMITTEE

Z-16-70

Motion by Gaus, seconded by Reynolds that the request by Robert G. Stepanovich for approval of a community unit plan at 812-822 North Pennsylvania Ave. and 1019-1023 May Street be denied.

In reviewing this project, the motion of the Board was made with the following considerations: This section of the community is in a state of transition. Several single family homes in this area have been demolished or moved and replaced by more intensive uses. This proposed development would be surrounded by one and two family units on fairly large lots and tend to create a conflict because of the intensity. This intensive apartment proposal, instead of providing a transition in land use, has been placed in a low intensity area.

The proposed change would materially alter the housing density and probably be a deterrent to the redevelopment of adjacent properties.

Motion failed by the following vote:

Yeas: Black, Bretz, Gaus, Pawlak—4.

Nays: Harris, Reynolds—2.

STREETS COMMITTEE

Mass Transit

Motion by Reynolds, seconded by Black that the Planning Board support and concur with the following recommendations of the report of the Lansing Metropolitan Area Study Committee for Mass Transit.

1. That the area's citizens recognize the value and need of a mass transit system.
2. That the area's citizens recognize the fact that such a system must be subsidized to operate efficiently.
3. That the transit system should be in public rather than private ownership, and should be supported by the entire community served.
4. If it is deemed impossible for the Board of Water and Light to assume this responsibility, an area wide transit authority including representatives from the cities of Lansing and East Lansing and the Townships of Meridian, Lansing, Delta, DeWitt and Delhi should be formed. All governmental units represented would be responsible for any operating deficit.
5. The system should be improved and expanded to encourage its use by all residents.
6. A special program be designed to serve the Model Cities Neighborhood.

7. Consideration and serious study be given to consolidating school bus operations with the mass transit system.
8. A small bus operation be provided in the central city and once this service is in operation, parking be discontinued on Washington Avenue.

However, in connection with the above recommendation number eight (8), the Board does not recommend the elimination of parking on Washington Avenue until the pedestrian mall is established. At that time possibly a mini bus service could be established.

These small buses should circulate people throughout the downtown area. This service should be provided at no cost to passengers—costs to be borne by joint cooperation of merchants in the downtown area and the City of Lansing.

The Planning Board further recommends that City Council encourage the formulation of plans to create a Greater Lansing Metropolitan Area Transit Authority along the boundary lines similar to the Metropolitan Development Authority.

Motion carried by the following vote:

Yeas: Black, Bretz, Gaus, Harris, Pawlak, Reynolds—6.

Nays: None.

BUDGET STATUS

No discussion.

URBAN RENEWAL AND HOUSING

CRP Report

No discussion.

Redevelopment Project No. 2 Status

No discussion.

ORDINANCE

Contract with Vilcan Leman and Associates on Zoning Ordinance

Motion by Black, seconded by Harris that the Planning Board recommend that the December 1964 agreement between the City of Lansing and Vilcan-Leman Associates, Planning Consultants of Southfield, Michigan for the purpose of providing professional consultation for the development of a Zoning Ordinance, be updated.

This original contract is now six years old. With the goal to complete and adopt a new Zoning Ordinance for fall of this

year, a revision of the original agreement is necessary. These revisions should include a scope of services which provides for the attending of educational public meetings on the Zoning Ordinance by the consultant and which updates the remuneration agreements in accord with current standard fees.

Motion carried by the following vote:

Yeas: Black, Bretz, Gaus, Harris, Pawlak, Reynolds—6.

Nays: None.

Mr. Black commented that changes must be made in the proposed Zoning Ordinance as a result of the Planning Board's public hearings. Also, the Building Inspector has been asked to submit comments. When these are completed, the final draft of the Zoning Ordinance will be drawn up.

State Capitol Complex

Mr. Black mentioned that the rezoning and traffic patterns study around the State Capitol Complex will be funded by both the State and City.

Motion by Gaus, seconded by Reynolds that Mr. Guernsey and the chairmen of the Zoning Committee and the Ordinance Committee recommend a specific chairman to work and talk with the people at the State Capitol.

Motion carried by the following vote:

Yeas: Black, Bretz, Gaus, Harris, Pawlak, Reynolds—6.

Nays: None.

Mobile Home Ordinance

Mr. Black stated that the Mobile Home Ordinance is to be re-drafted by the planning staff and will then be presented to the Planning Board for a public hearing.

Soil Erosion and Sedimentation

The Planning Committee of City Council has the Planning Board's recommendation. Mr. Guernsey is checking on its status.

FINANCE

Budget Status

No discussion.

EXECUTIVE COMMITTEE

Zoning Policy and Assessment Practice

No discussion.

PLANNING DIRECTOR'S REPORT

Planning Organization for Model Cities

Mr. Ed Brown explained that on April 30, 1970 the Model Cities Policy Year will end. A proposal for the 1971 Policy Year must be submitted to City Council and the federal government by April 30, 1970.

He discussed the structure of this year's Model Cities Planning Organization and pointed out that in 1971, there will be approximately 50 agencies added to the structure.

Mr. Gaus asked Mr. Reynolds to cite some of the Model Cities goals.

Mr. Brown replied that some of the goals are to organize a credit union which is open to all the residents of the Model Cities area, organize a headstart follow through program, set up a bi-lingual program, organize a consumer education program, and operate two mini bus lines.

Motion by Black, seconded by Reynolds that the Planning Board concur with and approve the staffing, organization and concepts of the continued planning program for the Model Cities action year as recommended by the Model Cities Policy Board.

Motion carried by the following vote:

Yeas: Black, Brez, Gaus, Harris, Pawlak, Reynolds—6.

Nays: None.

Land Use Plan for Model Cities

The purpose of the Land Use Plan is to restore run down neighborhoods in the Model Cities area.

Discussion followed on the proposed land use solutions illustrated on a diagram of the Model Cities area before the Planning Board.

It was pointed out that citizens have been involved from the beginning in the formation of the land use plan. A Task force, made up of 10 neighborhood citizens and 10 mayor appointees passed the Plan, and the Policy Board also made up to the 10:10 ratio passed it. Two public hearings were also held. The major objections were from businessmen.

Mr. Black wondered if the Land Use Plan were adopted, would the Master Plan have to be changed and would land use in similar areas throughout the city be affected.

Mr. Guernsey replied that an analysis will have to be done and the Master Plan will have to be changed.

Mr. Harris asked how many years are encompassed in this plan for land change.

Mr. Guernsey replied about 20 years.

Discussion followed on the Logan Street Alignment Analysis which will be a study in the near future on the alignment of Logan and land use north of Kalamazoo St. City Council and the Mayor Pro Tem have asked that Model Cities and the Planning Board work together on this analysis.

Mr. Guernsey commented that this land use plan is to be revised based on the Community Renewal Program and the Model Cities Program. It will then be submitted to the Planning Board for careful review and approval. After Council approves it, the Land Use Plan will become a guide similar to the Master Plan.

Mr. Harris pointed out that with a Master Plan, the new Zoning Ordinance, and the Model Cities Land Use Plan, the property owners are going to lose all flexibility in land use. These plans will hinder private investing and private enterprise.

Motion by Black, seconded by Reynolds that the tentative Model Cities Land Use Plan, subject to further review, amendment, and revisions after the forthcoming Model Cities Planning year, be approved.

Motion carried by the following vote:

Yeas: Black, Bretz, Gaus, Harris, Pawlak, Reynolds—6.

Nays: None.

Data System Design Status Report

Mr. George Mayer circulated a report on the results of a conference in Evanston, Illinois on improved methods of mapping. He proceeded to explain what was discussed at the conference and then presented the Model Cities Statistical Profile which is the beginning of the data system design.

At present, there have been 70 items identified which need to be converted into machine readable form. Information on the Model Cities area has been punched into cards giving a comprehensive description of each parcel.

Oldsmobile has key punched the information, and written the edit program as part of its contribution to Model Cities. Reports generating programs are in the process of development.

OTHER COMMUNICATIONS

Communication from Bill Porter, Porter Realty, re: Misguided Attack Upon Zoning As "Economic Discrimination"

Acknowledged.

**Michigan Society of Planning Officials
Ballot**

The Planning Board filled out the ballots regarding two proposed amendments on annual dues and number of terms for the director.

NEW BUSINESS**Logan Street Alignment Analysis Request**

Discussed under the Land Use Plan for Model Cities.

Z-21-70

Motion by Black, seconded by Reynolds that the request by Chas E. Kuhlman and

Herman Davidson to rezone property at the corner of Vickie Court and Davidson from Community Unit Plan and A-1 Residential District to Community Unit Plan be set for a public hearing on May 19, 1970.

Motion carried by unanimous approval.

Adjournment: 10:22 P.M.

RAYMOND C. GUERNSEW,
Secretary,
Lansing Planning Board.

M/C

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, March 17, 1970

March 17, 1970

7:30 P.M., Court Room #1

Sixth Floor, City Hall

Meeting was called to order at 7:35 p.m.
by Chairman Bretz.

ROLL CALL

Present: Bretz, Fink, Gaus, Pawlak, Reynolds—5.

Absent: Black, Duncan, Harris—3.

HEARINGS

Industrial Section of Proposed Zoning Ordinance

Mr. Guernsey discussed and clarified page 92.

7:40 P.M. Mr. Harris arrived.

Mr. Campbell, Chamber of Commerce, asked what the status will be on the ordinance after the hearing.

Mr. Guernsey explained that the Board will refer the proposed ordinance to the City Council which will hold a formal hearing on it. A map will be completed before the formal hearing.

Referred to the Zoning Committee.

P-2-70—Coachlight Estates

Sheldon Wagner, representing Republic Development Company, for consideration and approval of the preliminary plat of Coachlight Estates Subdivision No. 2 appeared before the Board.

Discussion followed concerning the sewer system.

Mr. Price Banks explained that the City will build a pumping station within the retention basin. The developer has offered the land to the City.

Discussion followed on street alignments. Mr. Banks pointed out that Wise Road and Newark Street need to be aligned at their

intersection and that the street ending at the proposed park should be a cul-de-sac.

Mr. Banks went on to explain that the minimum width of lots will be 60 ft. on a straight street and 70 ft. on a corner and the minimum depth will be 100 ft.

Mr. Harris asked about street drainage.

Mr. Banks replied that all streets will have storm sewers and the water will go to the catch stations. The pumping station will then eliminate the water within four hours.

Mr. Harris mentioned that he is concerned about the water containing debris which will be put into the Grand River.

Mr. Fink asked if it is possible to project a road across the park. He felt that the subdivision needs an east-west outlet.

Mr. Banks answered that the soil will not support a roadway at that location.

Discussion followed on the traffic flow of the north-south arteries.

Mr. Banks explained that the Planning Department discouraged the east-west artery because it would cause a raceway from Waverly Road to the Harry Hill High School.

Mr. Fink said that the north-south arteries are going to be overburdened with traffic and to eliminate this problem a road should be opened to carry interior east-west traffic.

Discussion followed on the problem of overburdening the north-south arterial residents with the traffic.

Mr. Fink suggested that the Police and Fire Departments be checked as to the ingress and egress of the interior section of the subdivision.

Sheldon Wagner, petitioner, Republic Development Company, said that at one time he recommended that a road be brought through the parkland but as it is now, the park is all one piece of land—not divided into two pieces.

Mr. Reynolds asked Mr. Wagner if a cul-de-sac and a pedestrian walkway at the park are agreeable to him.

Mr. Wagner said that they are planning on putting in a T-type dead end at the park.

Mr. Banks added that the Fire Marshal has not presented any comments on the T-type dead end.

Mr. Reynolds asked the developer if he could wait for the Fire Marshal's comments.

Mr. Wagner asked that it not be delayed upon longer than a couple of weeks as he is anxious to begin on Coachlight Estates No. 2.

8:22 P.M. Mr. Duncan arrived.

Mr. Fink asked if this is a 235 project.

Mr. Wagner answered that it depends upon where the money is at the completion of the project.

Referred to the Streets Committee.

Recess: 8:23 p.m.—8:33 p.m.

BUSINESS SESSION

Motion by Gaus, seconded by Fink that the minutes for December 2, 1969, December 16, 1969, and January 6, 1970 be approved.

Mr. Duncan mentioned that the minutes for December 16, 1969 do not have an adjournment time.

Motion passed by unanimous approval.

REPORTS

ZONING COMMITTEE

Mr. Guernsey reported that he has consulted several consulting planners and engineers on the study of land use around the Capitol area. He recommends that the Board review, through its Zoning and Ordinance Committees, Wilbur Smith and Assoc. (traffic and planning consultants), Mr. Hostoles from Vilcan Leman and Assoc. (interested in the CRP and State Capitol Complex), and Harmon Bartholomew and Assoc. who did the 1922 and 1931 Master Plan for the City of Lansing.

Referred to the Zoning and Ordinance Committees.

STREETS COMMITTEE

P-2-70—Coachlight Estates

Motion by Reynolds, seconded by Pawlak that the request by Republic Development

Company for consideration and approval of the preliminary plat of Coachlight Estates Subdivision No. 2 be approved subject to the following conditions:

1. The southerly point of ingress and egress to Wise Road shall be realigned to align with Newark Street.
2. The developer shall pay the entire costs for public improvements, including streets which abut property designated for use as parkland.
3. Access shall be prohibited to Wise Road except for public streets. This can be accomplished either by means of a plat restriction or a one foot reservation deeded to the City of Lansing.
4. That all minimum street widths shall be 66 feet with a 36 foot pavement.
5. That the subdivision be developed with all public improvements.
6. Curb gutter and sidewalks shall be provided by the developer on the West side of Wise Road abutting this plat.
7. All lots are to be graded so that surface water will drain to the street.
8. All easements including the ditch outlet and its location in the retention basin shall be shown on the plat.
9. All street names shall be cleared with Tri-County Regional Planning Commission prior to approval of final plat.
10. That a cul-de-sac be provided at the dead end street near the north property.
11. That a 10' pedestrian right-of-way be provided for access to the park and the end of the cul-de-sac.

Motion by Harris, seconded by Gaus that the above motion be tabled.

Motion by Reynolds, seconded by Pawlak that the rules be suspended to let the developer speak.

Motion carried by unanimous approval.

Mr. Wagner discussed the sanitary system, lot distribution, road alignment and the 66' right-of-ways in the subdivision.

Clarification followed on what improvements are required along Wise Road.

Mr. Fink asked if Wise Road should be increased from its 66' right-of-way.

Mr. Guernsey said that it is a collector street.

Motion by Reynolds, seconded by Pawlak that the request be tabled until the next meeting in order to answer current ques-

tions and gather more information on where the run off water will drain.

Motion carried by unanimous approval.

URBAN RENEWAL AND HOUSING

Letter from Marcel Elliott re: Public Housing Sites

Motion by Fink, seconded by Reynolds that public housing site (PHS-1-70) known as Lots 32 and the south 12 feet of Lot 33; and Lot 33 except for the south 12 feet, also the south 20 feet of Lot 34; North Highland Park Subdivision be approved.

Motion carried by the following vote:

Yeas: Bretz, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds—7.

Nays: None.

Interim Bonding Committee—State Wide

Mr. Guernsey explained that the literature presented to the Board contains questions and answers pertaining to the State wide \$100 million dollar bond issue on housing.

Mr. Fink wondered if the Board should give its recommendation for the bond issue.

Mr. Guernsey suggested that the Committee discuss it and form a recommendation. The allocation and distribution of funds need to be considered in the issue.

Referred to the Urban Renewal and Housing Committee.

Citizen's Committee for Education and Facts of Housing

Was acknowledged by the Board.

Discussion on Community Renewal Program approval

Mr. Guernsey reported that the Urban Redevelopment Board discussed the forthcoming study of the Community Renewal needs and it recommended that an ad hoc committee consisting of the City Council, Model Cities Policy Board, Redevelopment Board and the Planning Board work together on the reviewing of work activities, contracts, and performance for the next two years of the CRP Program.

Mr. Fink pointed out that this committee would create a communication line between the agencies.

Discussion followed on the background of the Community Renewal Program.

Mr. Fink commented that the Board should meet with the Redevelopment Board on March 24, 1970, at 7:30 P.M. in order to create a better understanding between the Boards and give insight into the Community Renewal Program.

ORDINANCE

Underground Utilities

Mr. Guernsey said that he is forwarding a letter to Mr. Erickson expressing that the Ordinance Committee wishes to meet with the Board of Water and Light on the underground utilities matter.

Contract with Vilcan Leman & Assoc. on Zoning Ordinance

Referred to the April 7, 1970 meeting.

Joint Meeting for Amendment of Subdivision Regulations—Underground Electrical Service

Referred to the April 7, 1970 meeting.

Zoning Ordinance

Referred to the April 7, 1970 meeting.

CAPITAL IMPROVEMENTS

Mr. Guernsey has notified the Mayor of the Board's approval of the Capital Improvements Program and he has replied by saying that he would like to set a meeting for next week.

FINANCE

Transfer of funds list

Motion by Duncan, seconded by Harris that the transfer of funds be approved.

Motion carried by the following vote:

Yeas: Bretz, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds—7.

Nays: None.

EXECUTIVE

Zoning Policy and Assessment Practice

Referred to the April 7, 1970 meeting.

PLANNING DIRECTOR'S REPORT**Personnel**

Mr. Guernsey gave a brief summary of Mr. Walter Geiger's background and qualifications. He is a planner interviewing for the head of current planning. Mr. Geiger is from Jacksonville, Florida and holds a B.A. in economics from the University of Miami and a Masters Degree in Urban Planning from the University of Oklahoma. He has worked in LaHale, California with the Current Planning Division, Louisville, Kentucky in Current Planning and is presently in Jacksonville, Florida. He is 36 years old and Mr. Guernsey highly recommends him for the position.

Discussion followed regarding salary.

Symposium on More Effective Approaches to the Improved Mapping of Quantitative Information

Motion by Fink, seconded by Harris that if scholarship grants are provided, two members of the Planning Staff shall attend the symposium on More Effective Approaches to the Improved Mapping of Quantitative Information at Northwestern University.

Motion carried by the following vote:

Yeas: Bretz, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds—7.

Nays: None.

OTHER COMMUNICATIONS

Memo from Robert Backus re: Building Security

Acknowledged by the Board.

Letter from Clayton D. Hatch, Chamber of Commerce re: traffic patterns

Acknowledged by the Board.

Communication from ASPO re: Zoning As an Obstacle

Acknowledged by the Board.

Notice of Public Hearings on Grand River Basin, Michigan Comprehensive Water Resources Study

A copy will be presented for the Board's review.

NEW BUSINESS

Discussion followed on the advantages and disadvantages of an underpass vs. an overpass at the C & O Railroad. It was indicated that a sketch of an overpass is needed.

Adjournment: 9:40 P.M.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, May 5, 1970

Meeting called to order at 7:40 P.M. by Chairman Bretz.

ROLL CALL

Present: Black, Bretz, Duncan, Gaus, Pawlak, Reynolds—6.

Absent: Fink, Harris—2.

HEARINGS

P-3-70—Silver Bay Subdivision, Preliminary Plat

Mr. Fink arrived at 7:45 P.M.

Mr. Banks, of the Planning staff, stated that this is a request for consideration and approval of a preliminary subdivision plat known as Silver Bay Subdivision. The property is located in the 3500 block of South Waverly and the proposal is to divide the property into 9 single family lots. He described the land use in the vicinity and its zoning; and stated that there are now two residential structures on the site.

Mr. Reynolds mentioned that according to

the plan, two lots would have to have access to the site off Waverly Road.

Jim Blair, 3228 Continental Drive, questioned zoning of the property and if there would be deed restrictions submitted for this project.

Mr. Banks replied that this is not a rezoning matter and that the Planning Board does not normally handle deed restrictions.

Matter referred to Streets Committee.

P-4-70—Newport Estates No. 2, Preliminary Plat

Mr. Banks states that this is a request by Harry Fueger for consideration and approval of the preliminary plat of Newport Estates No. 2 Subdivision. The proposed plat consists of 102 lots to be developed with single family residential dwellings. He described the land use and zoning in the vicinity of the site.

The developer Harry Fueger was present and stated that the same restrictions would apply to Newport Estates No. 2 as applied to Newport Estates No. 1.

Matter referred to Streets Committee.

Z-18-70

Mr. Donald Hines, attorney, appeared in behalf of the petition by the Gene B. Glick Company to rezone property at the 3000-3200 blocks of Forest Road from A-1 Family Residential District to Community Unit Plan. He stated that a representative of the Glick Company and also Mr. James Bliss who is the owner of the subject property were present.

Mr. Hines submitted exhibits consisting of the following:

- 1) Map of entire city of Lansing with the southeast corner outlined—reminder that Board is planning for the entire city and points out the relatively small amount of development which has taken place in this area in relation to entire City of Lansing development;
- 2) Map which is distributed by the Parks and Recreation Department of the City of Lansing again showing the southeast quarter of the City of Lansing which is the Forest View area,—park areas, open space, and land occupied by cemetery outlined and also land proposed for park purposes outlined on this map,—pointed out that this area has a large amount of open space;
- 3) Diagram taken from the Forest View Master Plan which shows proposed land uses in the Forest View area—pointed out amount set aside for uses other than residential, very high percentage is used for some other type of development, about 25% of whole planning area is

available for residential and a small percentage of that is available for multiple family development;

- 4) Excerpts from agencies who have expressed concern over adequate housing;
 - a) Two excerpts from Forest View Master Plan concerning need for housing in Lansing;
 - b) Excerpt from Model Cities policy statement regarding Lansing's need for housing.
 - c) Article which appeared in State Journal put out by the Douglas Commission;
- 5) Quotation taken from Forest View Master Plan stating there are two schools in the area which accept students bussed from other areas due to extra space.
- 6) Sketch showing site in question with surrounding land uses marked; points out that this development is very well insulated from surrounding areas—on the east is the I-496 expressway, north is a nursery and most of the land surrounding it is a cemetery, south is the Beekman Center, and west is open area.
- 7) Site plan showing development of whole parcel—development includes total of 200 units—10 units per acre; 400 parking spaces—2 per unit; breakdown of types of units given; access only onto Forest Road; three areas within development which can be used for recreation for residents in the development;
- 8) Photos of type of buildings were submitted, which are now in existence.

This is not low cost housing; this is moderate or middle income housing. Mr. Hines stated that it was his understanding that the Forest View Citizens Advisory Group wished to meet with the developer of this project and they have made arrangements to meet on the 13th of May. The Forest View group has asked to have action on this proposal postponed until after the meeting, and the developer would concur with this request.

Joe Barden, Chairman, Forest View Citizens Advisory Committee, spoke in regard to this proposal. He stated that their group is in the position of having to defend the Forest View Land Use Plan. He noted that a large amount of land in the Forest View area is undevelopable for any purpose, this is one reason why there is so much open space. The Forest View community would like to see more single family development in the area. The density proposed by the Forest View Plan is 5 units per acre and this has already been violated. He proceeded to quote statistics showing what was proposed in the Forest View plan, what is now in the process of developing, and what is proposed to be developed in the area.

He invited Mr. Hines and the developer

of the project to meet with the Forest View Citizens Advisory Group for discussion.

Gilbert Holmes, 2914 Forest Road, expressed his wish to meet with the developer and his attorney for further information on this development. He stated that certain aspects of the plan are not acceptable such as the parking arrangement. He questioned if this development was a low income housing project and referred to the cost of utilities which the property owners have to pay.

Wilfred Anderson, 3000 Forest Road, stated that he owns the property adjacent to the subject property and that he has not discussed this project with the developer or attorney prior to this time. He asked that the Board not concur with the proposed density of ten units per acre.

Frank Smith, 3115 Forest Road, stated he lived directly across the street from the proposed project and expressed his wish to discuss the project with the citizens of the community and the developer.

Allen Trapp, 3106 Manley Drive, questioned the adequacy of the schools in the area and felt that the number of units proposed would generate a large number of children which would overcrowd the schools. He also felt that the proposal would generate a heavy traffic problem for the area. He questioned if one of the two schools in the area is now proposed for elimination. Mr. Guernsey replied that the Forest View Master Plan proposes the elimination of Forest Road school and recommends a new school site to the south.

A property owner in the audience pointed out that the reason for bussing into the Forest View schools is for the purpose of integration rather than lack of students in the area.

J. M. MacAllen, 2126 Forest Road, spoke in support of the proposal.

Matter referred to the Zoning Committee.

Z-19-70

Donald Hines, attorney, representing Boron Oil Co., spoke in behalf of the petition to rezone property at 6265 S. Logan Street from A-1 Family Residential District to E-2 Drive-in Shop District. He explained that the site is occupied by a vacated, non-conforming gasoline service station, and the site is non-conforming due to the fact that it was annexed to the City in June, 1965 and zoned A-1 Family Residential District.

He felt this was a good site for a service station because;

- 1) its nearness to I-96 expressway just east of the site;
- 2) this area is earmarked as part of a commercial area as proposed in the South Logan Street Land Use Plan;

- 3) the Edgewood Street expansion program will make this site important for service station use.

He commented that the staff report requests a 10' J Parking strip which would be satisfactory to the petitioners.

No one spoke in objection to this proposal.

Matter referred to the Zoning Committee.

Z-20-70

Joel Altman, petitioner, spoke in behalf of the request to rezone property in the 3100 block of South Waverly Road from A-1 Family Residential District to Community Unit Plan District. Mr. Banks of the Planning staff discussed the land use in the vicinity, zoning in the vicinity and the topography of the site.

Mr. Altman elaborated on the proposal stating the site consists of 54.9 acres with a density of 8.2 dwelling units per acre. Parking at a ratio of 2 spaces per unit with additional parking for guests. The concept of this design was to develop an attached single family community with overall planning to permit home ownership and the pooling of open space. Units will be sold to individual home owners. He went on to describe particulars of the site plan and design.

Mr. Altman referred to the need for multiple type housing. Statistics from Washington indicate that over 50% of the housing starts are multiple housing. Land costs, construction costs and improvements costs have placed the pricing of housing beyond the reach of many people and multiple housing is becoming an important factor in the housing market.

Jim Elstein, representative of Averill PTA, spoke in objection. He felt that the development would generate large number of children and the schools in the area are already over-crowded.

Jim Burns, 4132 Thackin Drive, felt that the property owners had very short notice regarding the public hearing. He stated that when he bought his home 2.5 years ago he was assured that the area was A-1 Family Residential District and that it would remain so. He also felt that the schools would be overcrowded, that the property owners should discuss this project with the developer and that the area was conducive to single family development.

Keith Commins, 4143 Thackin Drive stated that only those property owners on Thackin Drive were notified of the hearing and felt that many others in the subdivision would be interested in this matter. He also felt that the development would be a burden on the schools, and suggested that another hearing be held on this matter.

Ed Remick, Board of Education, stated

that the proposed development lies in the Woodcreek area. An addition is being completed at the school consisting of 14 rooms which will double the size of the school. However, he would recommend: 1) that the developer be required to provide at least three primary units in the area at no expense to the school district; 2) that a walkway be provided from the center of the development to the school.

Sarkis Zenobian, 3529 Blue River Drive, stated that if there is to be a meeting between the property owners in the area and the developer that all the people in Rivers Edge Subdivision be invited to attend.

Mrs. Williams, 3823 Starlight Lane, asked that a decision on this matter be postponed until all the persons in the subdivision could be notified of the proposal.

Mr. Joseph Sanger, 4119 Thackin Drive, commented regarding the heavy traffic on Waverly Road and felt this development would generate more traffic.

Jim Blair, 3228 Continental Drive, questioned whether a specific strip of land was in Delta Township. He felt the density of the proposed project was too high and that the traffic generated by the development would be a burden on the area.

John Cullers, 3342 S. Waverly Road, spoke in opposition to the development. He felt that the strip of land in Delta Township would be used for commercial use.

Arnold Ebersoll, 3208 Continental, stated he opposed this development for reasons stated previously.

Wayne Yates, 3901 Bayview Drive, spoke in objection, felt another outlet was needed.

Mr. Altman, the developer, stated they would meet with the residents in the area and that they would meet with the School Board regarding providing the facilities mentioned by Dr. Remick.

Matter referred to the Zoning Committee.

RECESS: 9:55 P.M. to 10:10 P.M.

Approval of Minutes

Motion by Gaus, seconded by Reynolds that the minutes of February 17 and March 3 be approved subject to correction in the March 3 minutes that Messrs. Fink, Black, and Duncan be counted as excused rather than as absent as printed.

Motion carried by unanimous approval.

Mr. Fink questioned the best procedure regarding excused absence for Board members.

It was decided that Mrs. Bretz should be notified by 5:30 P.M. on the day of the meeting regarding an excused absence.

ZONING COMMITTEE

Z-18-70

Motion by Gaus, seconded by Fink, that the petition by the Gene B. Glick Company to rezone property at the 3000-3200 blocks of Forest Road from A-1 Family Residential District to Community Unit Plan be tabled until the May 19 mid month meeting of the Planning Board.

Motion carried by unanimous approval.

Z-19-70

Motion by Gaus, seconded by Reynolds that the Planning Board recommend to the City Council that the petition by Boron Oil Company to rezone property at 6265 S. Logan Street from A-1 Family Residential to E-2 Drive in District be denied as filed, and that the northerly ten feet of Lot #46 and the easterly ten feet of lots #46, #47, and #48 be zoned J Parking District with the balance of the property being zoned E-2 Drive in District. Screening is to be provided along the northerly line of Lot #46, except for a 20 foot setback on Logan Street and along the easterly lines of Lots #46 and #47. Screening is to consist of one of the following:

- 1) a masonry wall
- 2) a chain link fence with either interwoven slats or dense evergreen trees on five (5) foot centers
- 3) a berm with dense evergreen trees planted thereon, on five (5) foot centers, combined heights shall not be less than the required minimum height
- 4) any other type of screening suggested by the developer subject to approval by the Planning Board

The minimum height of the following screens shall not be less than five (5) feet measured at the grade of the least restrictive district to the top of the screen.

Landscaping of islands bordering ingress and egress points is also requested. Juniper plantings and other small shrubs are suggested.

Although this site was being used for commercial purpose, it is presently zoned A-1 Family Residential. This non-conforming classification resulted from annexation in June 1965. In order to revamp the site for lawful use as a gasoline service station, it must be rezoned to an E-2 District.

The site under consideration is designated for commercial use in the South Logan Street Land Use Plan' which was recently

recommended to the City Council by the Planning Board.

The applicant has stated that, "the nearness of this site to the I-96 interchange and its location on the corridor of the proposed Edgewood Street expansion project makes it an ideal vantage point from which to provide highway services to the motoring public".

The site under consideration is located north of another existing service station serving I-96. Since the property in question already contains a gasoline station, the Board concludes that this would be a logical use of the subject property.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Pawlak, Reynolds—7.

Nays: None.

Z-20-70

Motion by Gaus, seconded by Reynolds that the petition by Altman Construction Company to rezone property in the 3100 block of South Waverly Road from A-1 Family Residential District to Community Unit Plan be tabled to the May 19, mid-month meeting of the Planning Board.

Motion carried by unanimous approval.

Mr. Fink suggested that a member of the Planning staff be present as a resource aid at the meeting between property owners and petitioner regarding Z-20-70.

Z-201-66

Motion by Gaus, seconded by Reynolds that the Planning Board recommend that previous fencing requirements along the west property line of 5751 S. Cedar Street be dropped and that a 4 foot high chain link fence be provided along the east property line except at the existing point of ingress and egress and that interwoven redwood slats be provided in that section of fence north of the access point. The Board would further recommend that the applicant be encouraged to finish site improvements such as landscaping areas not occupied by the building or of street parking.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Pawlak, Reynolds—7.

Nays: None.

SUP-3-70

Motion by Gaus, seconded by Reynolds that the request to permit the erection of an advertising sign for the Union Savings

and Loan Association upon the premises know as Lots #15, #16 and #17 except the north 80 feet thereof in Midway Plaza #1 be given no further consideration based on the fact that the Zoning Code does not provide for a variation as requested.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Pawlak, Reynolds—7.

Nays: None.

Mr. Gaus was excused from the meeting at 10:30 P.M.

STREETS COMMITTEE

P-3-70—Silver Bay Subdivision, Preliminary Plat

Motion by Reynolds, seconded by Pawlak that the Planning Board recommend that the Preliminary plat of Silver Bay Subdivision be denied.

The proposed subdivision is not in keeping with the intent of the Subdivision Regulations. The plat contains residential lots fronting on a heavily traveled major street (Waverly Road) and contains lots of erratic sizes. The developer as been informed of the conditions under which a preliminary plat of this land would be accepted.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Pawlak, Reynolds—6

Nays: None.

P-4-70—Newport Estates No. 2, Preliminary Plat

Motion by Reynolds, seconded by Pawlak that the Planning Board recommend to City Council that the preliminary plat of Newport Estates Subdivision No. 2 be approved subject to the following conditions:

- 1) The final plat is to be developed with all public improvements as required by the Michigan State Plat Act and the Lansing Subdivision Regulations.
- 2) Pavement width shall be 36 feet curb face to curb face within the existing 60 foot right of ways.
- 3) All lots shall be graded so that surface water will drain therefrom.
- 4) That the pedestrian way be improved with a five foot wide concrete walk within the 10 foot right of way.
- 5) That a street be dedicated and named in the area shown as reserved for future street purposes.

- 6) Tentative approval of the preliminary plat is effective for a maximum period of twelve months.
- 7) It is further recommended that the developer consider providing underground utilities.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Pawlak, Reynolds—6.

Nays: None.

Lot Split #013

Motion by Reynolds, seconded by Pawlak that the request by George Orton to further divide the west 100 feet of lot #45, Eco Farms into two 50 foot lots 180 feet deep be denied.

The property under consideration is part of Lot #45, Eco Farms Subdivision, which originally measured 179 feet x 305 feet and has since been divided into 5 parcels.

The divisions are a results of replatting of the east 110 feet (Karls Replat) and a lot split on the balance to the west.

Section 263 of Acts 288 Public Acts of 1967 prohibits any further divisions of the lot under consideration unless a recorder plat is submitted.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Pawlak, Reynolds.—6.

Nays: None.

BUILDINGS AND PROPERTIES

No Report.

URBAN RENEWAL

Mr. Fink reported that the Redevelopment Board has had discussion regarding a proposed sign ordinance for urban renewal projects. Lansing Community College has requested some type of identification for building on the campus.

Discussion followed.

Mr. Guernsey informed the Board that on May 19, 1970 at 7:00 P.M. in the Council Chambers a presentation by Johnson, Johnson and Roy would be made regarding the Washington Avenue mall and that the Planning Board is invited to attend this presentation.

ORDINANCE

No Report.

CAPITAL IMPROVEMENTS

No Report.

FINANCE

Motion by Duncan, seconded by Fink that the following transfer of funds be approved by the Board.

\$1,000 from Salary 170110

\$300 Part time 1070122

500 Supplies 170301

500 Equipment 107440

Motion carried by unanimous approval.

EXECUTIVE

No Report.

PLANNING DIRECTOR'S REPORT

Mr. Guernsey informed the Board that the Model Cities planning statement was in Chicago and it is expected that the necessary appropriation will be funded. The Board will receive copies of the statement when they are available for general distribution.

A slide presentation from the American Society of Planning Officials conference in New York will be presented at the May 19th mid month meeting of the Board.

Mr. Guernsey reported that the Department is currently working on the Work Program for the coming year.

Mr. Fink and Mr. Duncan were appointed as representatives from the Planning Board for the Community Renewal Program Coordinating Committee. Mr. Guernsey noted that a meeting will soon be set for this committee.

NEW BUSINESS

Mr. Black remarked on a State Journal article regarding the north and south lawns of the State Capitol being used for surface parking. He felt that this would be detrimental to the environment around the capitol and would not contribute to the appearance of the City of Lansing. He would urge local senators and representatives to oppose this action.

Motion by Fink, seconded by Pawlak that the Board advise Council and the Mayor of their opposition to the proposed parking on the Capitol area and forward joint opposition to appropriate Capitol officials.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Pawlak, Reynolds—5

Nays: None.

Abstentions: Duncan.

Adjournment: 11:05 P.M.

RAYMOND C. GUERNSEY,
Secretary,
Lansing Planning Board.

T.C.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, May 19, 1970

May 19, 1970

7:30 P.M., Court Room #1

Sixth Floor, City Hall

Metting was called to order at 7:42 P.M.
by Chairman Bretz.

ROLL CALL

Present: Black, Bretz, Gaus, Harris,
Pawlik—5

Absent: Duncan, Fink, Reynolds—3

HEARINGS

Z-21-70—Corner of Vickie Ct. and Davidson
St.

Mr. Price Banks presented the back-
ground of the petition.

Mr. Charles E. Kuhlman, 622 Camelot,
E. Lansing, petitioner, appeared in behalf of
the petition to rezone property at the corner
of Vickie Court and Davidson Street from
A-1 Family Residential District to Com-
munity Unit Plan.

He proceeded to explain that in 1965, a
petition was submitted for a Community
Unit plan District and approved; in 1967,
it was changed from duplexes to town-
houses, and now, as townhouses are unecon-
omical, he would like duplexes similar to
those submitted in 1965.

Tests have been made on the land, and
the sewer and soil problems can be solved.

Mrs. Wiley, 3523 Stabler spoke in op-
position to the petition. She was worried
about the traffic problem in the area,
schools being overcrowded, and the duplexes
sinking.

Margaret Wharten, 113 Rouse St. spoke
in opposition to the petition. She agreed
with Mrs. Wiley.

Mr. Baldwin, 3606 Stabler St. spoke in
opposition to the rezoning. He stated that
he has lived there for 18 years and there
has always been a drainage and traffic prob-
lem in the area.

Mr. Kuhlman, petitioner, said that pilings
will hold up the buildings. There will only
be 2 bedroom apartments which will limit
the number of children living in the com-
plex. The parking lot will be entered from
Vickie Ct. and Davidson St. with the ex-
ception of one which will be entered from
Stabler St.

Mr. Baldwin still felt that there will be
a traffic problem.

Mrs. Wiley also felt that Stabler St. will
be overcrowded.

Referred to the Zoning Committee.

Z-18-70

Mr. Don Hines, attorney, appeared be-
fore the Board to present a letter which he
filed with the Planning Department this
afternoon. He went on to explain the con-
tents of the letter and said that the Forest
View Community Citizens Committee sug-
gested three modifications which the citi-
zens in the area feel desirable. The de-
veloper, Gene B. Glick Company, has
amended its preliminary site plan so that it
incorporates all three of these suggested
changes.

The three modifications are:

1. Change to the east or west, the present
location of N-S Boulevard running into
Forest Road.
2. Change location of parking spaces from
next to Forest Road to rear of apart-
ment building.
3. Eliminate the proposed townhouse next
to Mr. Anderson's property to the west.

Mr. Bill Dutton, 4647 Sheffield Blvd. asked
about the procedures of the Business Ses-
sion.

Z-20-70

An unidentified member of the audience
stated that he is a new resident in the South
Waverly area and felt that this area should
remain A-1 Residential District.

Mr. Cummins, 4143 Thackin Dr., stated
that over the weekend he distributed letters
to the River's Edge Subdivision property

owners regarding the rezoning and, out of the phone calls he received, 90% were in opposition.

He also stated that the principal of Woodcreek School feels that this rezoning will have a detrimental effect to the school as 60 new students are to be bussed in next fall.

Mr. Gaus asked if Mr. Cummins has met with the developer.

Mr. Cummins answered that he just received a letter today from the developer and plans on meeting with him within the next week or two.

Mr. Joel Altman, developer, stated that at the last Planning Board meeting, it was decided that the residents should contact him for a meeting. As they failed to do so, he sent out a letter to them requesting them to pick a date for the meeting.

RECESS: 8:10 P.M.—8:34 P.M.

A film entitled "A Child Goes Forth" was shown to the Board by Mr. Crouse, architect with Mayotte, Crouse & D'Haene. He stated that the film will be shown on television this Saturday, May 2, 1970, on channel 6 at 4:30 P.M.

9.00 P.M. Mr. Fink arrived.

BUSINESS SESSION

Minutes

Motion by Fink, seconded by Harris that the minutes for April 7, 1970 and April 21, 1970 be approved as written.

Motion carried by unanimous approval.

ZONING

Z-21-70

Motion by Gaus, seconded by Harris that the petition by Charles E. Kuhlman and Herman Davidson to rezone property at the corner of Vickie Court and Davidson Street from A-1 Family Residential and Community Unit Plan to Community Unit Plan be approved subject to the developer submitting a revised plan on which the four way traffic conflict at the corner of Vickie Court and Davidson Street has been eliminated.

The Board further recommends that the developer work closely with the Public Service Department to formulate sewer plans, and that the trash containers shown be screened by fencing or landscaping.

Motion by Black, seconded by Gaus that the motion be amended to read "and all utility lines placed underground" after the words, "by fencing or landscaping".

The Planning Board believes that the adjacent properties will not be adversely affected by this plan.

The plan is consistent with the intent and purpose of the Zoning Ordinance to promote public health, safety, morals and general welfare.

The structures in the plan shall be used only for multiple dwellings and the usual accessory uses.

Therefore the Planning Board recommends that the City Council approve this petition subject to the following conditions:

1. That the developer submit a new plan showing fencing or screening around trash containers.
2. That the driveway shown entering the corner of Vickie Court and Davison from the west be eliminated.
3. That the developer work closely with the Public Service Department to formulate sewer plans for the development.
4. That underground wiring be utilized in this development.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Gaus, Harris, Pawlak—6

Nays: None.

Z-18-70

Motion by Gaus, seconded by Black, that the petition by the Gene B. Glick Company to rezone property at the 3000-3200 blocks of Forest Road from A-1 Family Residential District to Community Unit Plan be denied.

This proposal is not in conformance with the Forest View Master Plan Revision.

Motion carried by the following vote:

Yeas: Black, Bretz, Gaus, Pawlak—4.

Nays: Harris—1

Abstentions: Fink—1

Z-20-70

Motion by Gaus, seconded by Fink that the request by Altman Construction Company to rezone property in the 3100 block of South Waverly Road from A-1 Family Residential District to Community Unit Plan District be tabled until June 2, 1970 to enable the residents and developer to hold a meeting.

Motion carried by unanimous approval.

SUP-4-70

Motion by Gaus, seconded by Harris that the request by the Department of Parks and Recreation to fill an area in the flood plain located within the Red Cedar Golf Course and also an area at the south end of Mifflin Ave. be tabled until the June 2, 1970 meeting to enable the Zoning Committee to discuss the petition.

Motion carried by unanimous approval.

Motion by Gaus, seconded by Harris that the request by E. F. Solomon of S. D. Solomon and Sons for reconsideration of an application for a special use permit to allow removal of borrow and rehabilitation of property at the east end of Luwanna Drive be tabled until the June 2, 1970 meeting to enable the Zoning Committee to discuss the request.

Motion carried by unanimous approval.

STREETS

Lot Split .015

Sadie Ct. and Culver Ave.

No action taken.

Lot Split .016

1012 E. Michigan Ave.

No action taken.

BUILDINGS AND PROPERTIES

BP-2-70

Motion by Pawlak, seconded by Harris that the request by Wallace J. Cotton to purchase Lot #243 of Arrowhead Manor Subdivision #2, City of Lansing be denied and that the property be retained by the City of Lansing.

The site under consideration is located off the end of Hillborn Lane. The property measures 60 ft. by 125 ft. and contains approximately 7,500 sq. ft.

This property was deeded to the City of Lansing by David and Patricia Phillips in 1964, for street purposes. The parcel would be improved for this purpose if and when the land to the north were developed for residential use.

At the present time a construction company occupies the land to the north.

Based on the fact that the site under consideration was deeded to the City of Lansing for street purposes, at no charge, it would not appear that the City would be

acting in good faith in attempting to sell said land to another individual.

The Board cannot find where conditions have changed in the area which justified release of this property at this time. However due to the improvements of land to the north by the construction company, its improvement for street purposes may be prolonged. It is intended that the nonresidential use of the property eventually be removed.

The applicant, Mr. Cotton, has indicated that he has maintained the property for the past five years. The Board is of the opinion that the City of Lansing should take steps to provide maintenance of this property until such time the site is developed.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Gaus, Harris, Pawlak—6.

Nays: None.

BP-3-70

Motion by Pawlak, seconded by Harris that the offer by the American Central Corporation to deed to the City of Lansing Outlot A of Southbrook Hills Subdivision for park purposes be approved and that the City of Lansing accept the land for park purposes.

The site under consideration is irregular in shape and contains approximately 2.6 acres. Access to the site is from Bluebell Drive. The property was excluded as part of the residential subdivision because of the existing drain and easement.

The Board is of the opinion that the site is well suited for recreational purposes and will provide the needs that are lacking in the area. The Parks Department has also indicated the need and would encourage acceptance.

At the present time the land is neglected, and unattended. Public acceptance will encourage improvements, and actually up grade the residential neighborhood.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Gaus, Harris, Pawlak—6.

Nays: None.

BP-4-70

Motion by Pawlak, seconded by Harris that the City of Lansing sell a portion of the property on the east side of Raymond Drive north of an existing fire station.

The Board recommended approval of the transaction subject to:

1. the dedication of 35 feet for street purposes as shown on the Preliminary Plat of Fredericksburg Sub. (P-3-68)
2. that utilities be provided in accord with City policies
3. that a site plan showing building location, parking and landscaping be submitted for approval by the Planning Board.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Gaus, Harris, Pawlak—6.

Nays: None.

Motion by Gaus, seconded by Harris that the rules be suspended to allow Mr. Orlando Spagnuolo of 339 Wallbridge, East Lansing speak.

Mr. Spagnuolo questioned why Lot Split .016 was passed over on the agenda.

Mrs. Bretz answered that the Board could not act upon it as the Streets Committee chairman is not present and they have not had a meeting to form a report.

URBAN RENEWAL AND HOUSING

Community Renewal Program Progress Report

Mr. Fink reported that the committee has not met as the Council members have not been able to attend.

Another meeting has been scheduled for tomorrow at noon or later on in the week. Should these attempts fail, Mr. Guernsey suggested that the Planning Board, at its next meeting, proceed with the hiring of the consultants. The committee can be utilized as a coordinating committee in the future.

ORDINANCE

Mobile Home Ordinance

Mr. Black explained the revisions to the ordinance. He added that due to the numerous changes in the ordinance another public hearing will have to be held.

Motion by Black, seconded by Harris that the date for the public hearing on the proposed Mobile Home Ordinance be set for June 16, 1970.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Gaus, Harris, Pawlak—6

Nays: None.

Sign Regulations in Urban Renewal Project #1

Motion by Black, seconded by Fink that the two revisions to the proposed sign regulations for Urban Renewal Project No. 1, Mich. R-87 be approved.

The revisions have the effect of permitting public, tax-supported educational institutions to erect free standing identification signs and also provides that the Redevelopment Board may permit the erection of a sign(s) which do not comply in every respect with the sign regulations, provided that an applicant can demonstrate that strict application of these regulations imposes an exceptional practical difficulty or is necessary to orientate pedestrians and/or motorists.

The specific language to be included in the urban renewal plan is as follows:

Paragraph 2, pages 5 and 6, after the words "shall be permitted" add the words "except that public tax-supported educational institutions may erect free standing signs".

Page 6 add a new paragraph as follows:

7. The Redevelopment Board may, upon receipt of a written request, and if the City Council concurs, permit the erection of a sign or signs which may not comply with all of the terms and conditions set forth here in. Any applicant requesting a variance shall demonstrate that strict application of these regulations imposes an exceptional practical difficulty or is necessary to orient pedestrians and/or motorists, and further that the variance is in keeping with the design objective of this plan.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Gaus, Harris, Pawlak—6.

Nays: None.

CAPITAL IMPROVEMENTS

Status Report of City Council's Budget

Mr. Guernsey reported that City Council approved the budget and that he will give the specific details regarding it to the Board on June 2, 1970.

FINANCE

Transfer of Funds

Mr. Guernsey said that the transfer of funds recommended by the Planning Board at their last meeting (May 5, 1970) was approved by City Council last Monday night, May 18, 1970.

EXECUTIVE

No Report.

PLANNING DIRECTOR'S REPORT**Personnel**

Mr. Guernsey reported that Mr. Greg Main is resigning from his position with the City of Lansing and will be working with the Central Upper Peninsula Economic Development District in Escanaba, Michigan. He added that he does have three applicants for positions in the office at this time and he is presently interviewing them.

Departmental Progress

Referred to the June 2, 1970 meeting.

OTHER COMMUNICATIONS

Letter from the Metropolitan Lansing Fine Arts Council

Referred to the Executive Committee.

Letter from Robert Luoma re: Z-15-70

Referred to the Zoning Committee.

Letter from Kenneth De Kubber, Sr. re: Z-50-67

Referred to the Zoning Committee.

NEW BUSINESS

Mr. Main spoke to the Board regarding the Chamber of Commerce Downtown Development Dinner which he attended that evening. A slide presentation was shown to the members giving them tips on soliciting new membership and help on a promotional campaign. The merchants seem anxious for and are talking about improvements for the downtown area.

Mr. Main said that he is indebted to the Planning Board and the Planning Staff for the knowledge he has acquired and hopes that he can use it well in his future activities.

Abandonment of M-143

Mr. George Mayer presented the Resolution for Abandonment of M-143 (Michigan Avenue) as submitted by the Department of State Highways.

Mr. Guernsey added that although the 60 day limit is up for the Board's action (due to a mix up on procedure) the City Council is waiting for Planning Board's recommendation.

Motion by Black, seconded by Fink that the Resolution for the Abandonment of M-143 (Michigan Avenue) as submitted by the Department of State Highways not be approved.

Reasons:

1. It has been almost 9 years since the "Lansing Area Trunkline Plan" was prepared by the Planning Division of the Michigan State Highway Department in cooperation with the City of Lansing, City of East Lansing, Michigan State University, and Meridian Township. The Board believes that now is the appropriate time to revise and update this plan reflecting changes which have occurred during the intervening years.
2. The Regional Land Use and Transportation Study has been completed. Now should be the appropriate time for the City of Lansing to work with other agencies in the updating process.
3. Act 51 of the State of Michigan which provides a basis for determining an equitable proportioning of a state collected Motor Vehicle Highway Funds among the three principal Michigan Highway jurisdictions is responsible for the construction and maintenance of state highway trunklines, county roads and municipal streets, and to advise the Legislature of highway needs. In addition, the act requires a continuous study or survey of highway conditions and deficiencies throughout the state, to re-evaluate highway needs at regular intervals. This study has just been completed for the City of Lansing and data should be available soon which would be of vital use in the updating process of both plans.
4. In addition, it is believed that action on the abandonment of M-143 (Michigan Avenue) should be postponed until the cross campus route of Trowbridge Road is completed and its affect on M-143 determined.
5. Adoption of this resolution would cost the citizens of Lansing in addition to normal maintenance, more since an additional portion of the cost for construction of the proposed overpass at Michigan Ave. and the railroad would have to be borne by the City of Lansing. It was felt that abandonment of M-143 (Michigan Ave.) would not be appropriate at this time.

Motion carried by the following vote:

Yeas: Black, Bretz, Fink, Gaus, Harris, Pawlak—6.

Nays: None.

Motion by Fink, seconded by Harris that a resolution be drawn up and presented to Mr. Main stating the fact that the Planning Board regrets Mr. Main's leaving the

City of Lansing, commends him for his work, and congratulates him on his new position.

Motion carried by unanimous approval.

Adjournment: 10:10 P.M.

RAYMOND C. GUERNSEY,
Secretary,
Lansing Planning Board.

OFFICIAL PROCEEDINGS OF THE BOARD OF TRUSTEES OF THE CITY OF LANSING EMPLOYEES' RETIREMENT SYSTEM

Proceedings, June 17, 1970

June 17, 1970

Lansing, Michigan

Retirement Board Room

8th Floor—City Hall

8:30 A.M.

The Board of Trustees met in regular session and was called to order by Chairman Meryl R. Wilcox.

Present: Trustees Bodwin, Graves, Hufnagel, Kline, Roe and Wilcox—6.

Absent: Trustees Anas and Swagler—2.

Present: Raymond W. Burgess, Secretary.

The minutes of the regular meeting of May 20, 1970 were received and placed on file.

The Secretary reported 15 new members, 0 reinstatements, 0 retired and 8 refunds since the last regular meeting bringing the total present annuity savings account to 825.

The Secretary reported refunds made since last regular meeting amounted to \$3,650.24 with retirement allowances paid for the month of May 1970 amounting to \$21,964.95.

The application for non-duty death benefits for the widow of Richard Anderson, Public Service Department was presented to the Board of Trustees. It was moved by Trustee Bodwin, supported by Trustee Graves that the application be approved. Retirement effective June 24, 1970.

Adopted by the following roll call vote:

Yeas: Bodwin, Graves, Hufnagel, Kline, Roe, Wilcox—6

Nays: None.

It was moved and supported that being only one petition was filed with the Board of Trustees for the Primary Election for election of Parks and Recreation Department Trustee, that said candidate be declared the winner. Petition filed on behalf of Harland Kline, and that he be elected automatically for the term ending June 30, 1974.

Adopted by the following roll call vote:

Yeas: Bodwin, Graves, Hufnagel, Kline, Roe and Wilcox—6

Nays: None.

It was moved by Trustee Bodwin, supported by Trustee Graves that the application from Sarah Dungey, Personnel Department, for repayment of contributions withdrawn, be approved and that said contributions be repaid on an additional 3% deduction per pay commencing July 1, 1970.

Adopted by the following roll call vote:

Yeas: Bodwin, Graves, Hufnagel, Kline, Roe and Wilcox—6

Nays: None.

It was moved by Trustee Graves, supported by Trustee Roe that the Secretary be authorized and directed to purchase \$25,000.00 Scott Paper Company, S.F.D.B., 8 7/8% due 6/1/2000, yielding 8.898.

Adopted by the following roll call vote:

Yeas: Bodwin, Graves, Hufnagel, Kline, Roe and Wilcox—6

Nays: None.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, June 16, 1970

Meeting was called to order at 7:36 P.M.
by Chairman Bretz.

ROLL CALL

Present: Black, Bretz, Gaus, Pawlak,
Reynolds.

Absent: Duncan, Fink, Harris.

HEARINGS

Mobile Home Ordinance

Mr. Greg Main gave the history of the
Mobile Home Ordinance and briefly outlined
the proposed ordinance.

The proposed ordinance for Mobile Home
development states that: 1) the minimum
parcel size is 15 acres, 2) minimum average
lot size is 4,000 sq. ft., 3) minimum of 25%
of the development must be devoted to
common open space and recreational use,
4) the density constraint permits 7 mobile
units per acre, and 5) all plans will have
to be approved by the Planning Board in
a similar procedure to that of proposed sub-
division plats.

Mr. Black pointed out that the past or-
dinance which was sent to Council stated
that Mobile Homes must be in an area that
had at least 10% of the perimeter of the
site adjacent to a heavy or light industrial
zone. The present ordinance has removed
this requirement and mobile homes can now
be placed in any DM or DM:1 Zone as long
as they meet the zoning requirements.

It was added that the 7 units per acre
for density is equivalent to the density in
a C-2 Family District.

Mr. Main pointed out that mobile home
manufacturers seem to agree that the den-
sity of 7 units per acre is a good policy.

Mr. Gaus asked how this proposed den-
sity compares to the new mobile home
parks in Lansing.

Mr. Main replied that the new ones in
the lower part of Michigan average from
5 to 10 units per acre.

Mr. Kerstatt, 1700 Ridgewood Dr. asked
if sidewalks and curbs are both required by
the ordinance or just curbs.

Mr. Main stated that originally there was
a three foot sidewalk requirement in addi-
tion to the curb requirement. However, it
was dropped because it might not be the
best site plan for every street to have a
sidewalk and to have walkways through
open spaces.

Mr. Kerstatt felt that sidewalks are re-
quired in most other ordinances and that
they should be in this one. He also pointed
out that there are no requirements for
specifications on roadways for drainage.

Mr. Kerstatt asked if this is similar to
a Community Unit Plan.

Mr. Main replied that yes, an attempt is
being made to use the same procedure for
all planned units and if this ordinance is
passed, rezoning will not be required for
mobile homes if they are put in a DM:1
District. The procedure is similar to a
special use permit.

Clarification followed on the procedure a
developer must follow if he desires to put
mobile homes on a lesser classification of
zoning.

25% of open space seemed like a lot of
land to Mr. Kerstatt with the land cost
as it is today.

Mr. Forgraves, 4415 Wagonwheel, added
that the City should remember that there
are many families who are categorized as
low income families and cannot afford
\$15,000 mobile homes. This should be taken
into consideration when planning a mobile
home development.

Mr. Guernsey pointed out that the pro-
posed ordinance has a sliding lot size so
that there will be smaller lots mixed in
with larger ones.

Mr. Forgraves felt that there is a need
to spell out the number of units per acre in
a development—not the approximate num-
ber.

Referred to the Ordinance Committee.

BUSINESS SESSION

Z-6-69

Request by Francis Fine for consideration and approval of a site plan for DM:1 District located at 4520 S. Waverly Road.

Referred to the July 7, 1970 meeting.

SUP-4-70

Request by the Department of Parks and Recreation to fill an area in the flood plain located within the Red Cedar Golf Course and also an area at the south end of Mifflin Avenue.

Referred to the July 7, 1970 meeting.

STREETS

Logan Street Alignment Request

Mr. Price Banks explained that this request refers to the triangular piece of property formed by the intersection of St. Joseph St., Logan, and the realignment of Birch St. The question is what is the best land use for the property.

The Community Renewal Program and Model Cities have been working on this question and have proposed three possibilities.

The three proposals were discussed. They range from light density to heavy density including restaurants, health center, cultural center, light commercial uses, and parking ramps.

All of the proposals have landscaping included and agree that the property should be left as an island.

Mr. Brown pointed out that the proposals were formed in the Housing Department by an ad hoc committee under the direction of Joel Ferguson with the City, Model Cities, West Side Neighborhood Association, Highway Department, and LERF (Lansing Educational Research Foundation).

LERF is a foundation of entrepreneurs that is interested in developing this area. It wants to rebuild the homes which are dislocated with the new highway location, and develop the commercial sections formed.

Mr. Reynolds felt that the third proposal is too dense and the Highway Department will not accept it.

Discussion followed on the location of Oldsmobile and the State Complex.

Mr. Black preferred the lower density proposal.

Mr. Pawlak felt that the lower density proposal might not provide adequate parking.

P-8-69A

Mr. Banks explained the locations of Glenburne Subdivision, Glenburne Sub. No. 2, and Z-6-69, 4520 S. Waverly. He stated that the plats are concerned mainly with the number of lots and street pattern where Z-6-69 will consider the number of units and specific requirements for the area.

Clarification followed on the location of the proposed parkland as compared to the previously proposed golf course.

Mr. Gaus was concerned that the developer may change his density with each consecutive proposal.

Motion by Reynolds, seconded by Pawlak that the City Council approve the Final Plat of Glenburne Subdivision subject to the following conditions:

1. That financial security be posted in the amount specified by the Public Service Department prior to the signing and affixing of the municipal seal.
2. Clearance of the plat by the Board of Water and Light.
3. That either an abstract of title accompanied by an attorney's opinion as to the marketability of the land, or a certificate of title insurance be submitted to the City Clerk prior to the signing and affixing of the municipal seal.

Motion carried by the following vote:

Yeas: Black, Bretz, Gaus, Pawlak, Reynolds.

Nays: None.

P-8-69B

Motion by Reynolds, seconded by Pawlak that City Council approve the Final Plat of Glenburne Subdivision No. 2 subject to the following conditions:

1. That financial security be posted in the amount specified by the Public Service Department prior to the signing and affixing of the municipal seal.
2. Clearance of the plat by the Board of Water and Light.
3. That either an abstract of title accompanied by an attorney's opinion as to the marketability of the land, or a certificate of title insurance be submitted to the City Clerk prior to the signing and affixing of the municipal seal.

Motion carried by the following vote:

Yeas: Black, Bretz, Gaus, Pawlak, Reynolds.

Nays: None.

Lot Split .018

Motion by Reynolds, seconded by Pawlak that City Council approve the request by Gerald Campbell to divide Lot No. 56 of Burnett Subdivision into two lots each having a frontage of 56.7 ft. on Shafer Road.

Total land area of the lot in question is more than adequate to accommodate two single family dwellings. The reduction in frontage, (3.3 ft. below minimum standards) will not seriously affect open space requirements, and will be compensated for by the excessive depth.

The Assessor's records indicate that the property owner also owns an irregular shaped parcel of land west of this site extending south along the Hilliard Drain, (Parcel A). This site could become land locked. However, there is an 80 ft. drain easement extending south from Northrup St. along the east boundary of the property which could be considered for future access.

The Board has completed preliminary studies of this area which indicates development possibilities for single family homes. These possible development plans would require assemblage of land, with street access from either Northrup St. or Washington Ave. In any event the division of the lot in question would not seriously affect future land development, nor in the Board's opinion be out of character with development in the area.

Discussion followed regarding neighboring lot sizes.

Motion by Black, seconded by Gaus, that the request be tabled until the staff field checks the lot and the two abutting property owners are notified. (Property owners on lots No. 54 and No. 55, and No. 7.)

Motion carried by unanimous approval.

Lot Split .019

Motion by Reynolds, seconded by Pawlak that City Council approve the request by Mrs. Ronald Rentsch to divide Lot No. 73, Plat of Maple Grove Farms No. 2, into 4 parcels as follows:

Parcel A

The east 57.5 ft. of the south 176 ft. of Lot 73, Plat of Maple Grove Farms No. 2.

Parcel B

The south 176 ft. of Lot 73, Plat of Maple Grove Farms No. 2, except the east 57.5 ft.

Parcel C

The east 50 ft. of Lot 73, Plat of Maple Grove Farms Sub. No. 2, except the south 176 ft.

Parcel D

The west 65 ft. of Lot 73, Plat of Maple Grove Farms No. 2, except the south 176 ft.

The lot under consideration is 115 ft. in width and 352.5 ft. in length having frontage on both Jolly Rd. and Midwood St.

Previous subdividing in this area indicates a rural environment, (large lots with garden plots).

Most recent public improvements in this vicinity have placed an added financial burden on property owners, (especially those with an excessive amount of street frontage) and has actually promoted lot divisions and possible future sub-dividing.

The Board cannot find where the proposed divisions of land will seriously affect any adjoining property, and that the reduction in width will accommodate new development compatible with the existing development in the vicinity.

Discussion followed on how this lot split would affect the neighboring area.

Motion by Black, seconded by Gaus that the request be tabled for 30 days so that notices can be sent out to property owners within 300 feet of the subject property and so their comments can be reported to the planning staff.

Motion carried by unanimous vote.

Railroad Grade Crossing Problem Communication

No action taken.

BUILDINGS AND PROPERTIES

Communication from Mr. Hayden re: 228 N. Walnut St.—St. Mary High School

No action required.

Communication from Mr. Hayden re: 5401 Wise Road (BP-6-70)

Motion by Pawlak, seconded by Gaus that the property located at 5401 Wise Road, described as; N $\frac{1}{2}$ S $\frac{1}{2}$ of NE $\frac{1}{4}$ Sec. 6, exc. N 330 ft. of W 528 ft.; Sec. 6, T3N, R2W, be purchased by the City of Lansing, for park purposes.

It is customary to evaluate recreation facilities by desirable minimum standards of size, number and distribution in relation to population served. A list of the specific standards appear on table No. 40 of the Master Plan.

The size of this site (34 $\frac{3}{4}$ acres) is adequate to provide a Community Park Facility. This size of park usually provides such

uses as; areas for both active and passive recreation, group outings, picnics, riding, hiking, etc. They may contain special features such as floral gardens, band shells, arboretums, zoos, and swimming pools.

Plate 29 of the Master Land Use Plan indicated a facility of this nature in the vicinity of Jolly Road and Logan St. The site now under consideration is within close proximity of the site indicated on the Master Plan, and is accessible to the public by major streets. The extension of Pleasant Grove Road south will provide further access to the east.

The site is centrally located in an area which is growing quite rapidly and in the very near future will more than support a facility of this nature.

The Parks Department has indicated their desire to purchase the subject property for park purposes.

Motion carried by the following vote:

Yeas: Black, Bretz, Gaus, Pawlak, Reynolds.

Nays: None.

URBAN RENEWAL

Interim Bonding Committee

No action taken.

Progress Report—CRP

Mr. Guernsey reported that two interviews have taken place with consultants. One is presently being arranged. The committee attendance has been fairly good, however, as of yet; no Planning Board members have attended.

Washington Mall

Mr. Guernsey discussed the plans for the downtown mall and showed renderings of the proposed changes and additions.

ORDINANCE

Vilican Leman & Associates, Inc.

Mr. Guernsey explained the steps and actions necessary to complete the Zoning Ordinance text and mapping for public hearings. He recommended to the Planning Board that the following approach be taken to complete the comprehensive Zoning Code Revisions.

1. That the contract, which revises the 1964 contract, with Vilican Leman planning consultants be approved. This contract requires the completion of the zoning text draft for final review by the

City Council within the next sixty (60) days.

2. That the existing contract between the City of Lansing and Stanley Burke, attorney, dated 1965, be updated to complete the necessary legal reviews within the next sixty (60) days. This work should be closely related and carried on in cooperation with the City Attorney.
3. That the schedule of events be followed to proceed with the formal adoption of the zoning code.
4. That the balance of the Planning Board's consultant account, account number 170 240, be encumbered and carried over to the 1970-71 fiscal budget year to provide the necessary funds to accomplish this work.

He also recommended that the balance of the funds in the consultant account, noted in item No. 4 above, be carried over to the next year to aid in the revision for the Master Plan for the area adjacent to the State governmental complex. Discussions with the State indicate that joint funding of the Master Plan revision is feasible.

The following motions were made to incorporate these recommendations.

Motion by Black, seconded by Gaus that the agreement which revises the 1964 contract with Vilican Leman planning consultants be approved and forwarded to City Council, and that it be executed with the balance of funds from the Planning Board's present account.

Motion carried by the following vote:

Yeas: Black, Bretz, Gaus, Pawlak, Reynolds.

Nays: None.

Motion by Black, seconded by Pawlak that the City Council be requested to retain the balance of the consultant account and the \$8,000 earmarked for aid in the revision for the Master Plan for the area adjacent to the State governmental complex until negotiations with the State can be finalized.

Motion carried by the following vote:

Yeas: Black, Bretz, Gaus, Pawlak, Reynolds.

Nays: None.

Motion by Black, seconded by Pawlak that the staff request updating the contract with Stanley Burke, attorney, to complete the necessary legal reviews within the next sixty (60) days on the Zoning Ordinance with funds that are taken from next year's appropriations. (This work is to be closely related and carried on in cooperation with the City Attorney.)

Motion carried by the following vote:

Yeas: Black, Bretz, Gaus, Pawlak, Reynolds.

Nays: None.

CAPITAL IMPROVEMENTS

Status Report of City Council's Budget

Referred to the July 7, 1970 meeting.

EXECUTIVE

Zoning Policy and Assessment Practice

No action taken.

Letter from the Metropolitan Lansing Fine Arts Council

No action taken.

701 Grant Application—Housing Market Analysis

Mr. Guernsey discussed a means of coordinating and financing the complete regional housing market analysis with the Board members. Funds for the housing market research analysis for the City of Lansing are contained in the City's Community Renewal Program grant. However, there are not sufficient funds to do the total metropolitan housing analysis.

Discussions have been underway with the various political and planning bodies within the Lansing metropolitan region with the direct purpose of achieving a unified, coordinated and jointly funded approach. The direct result of a jointly accomplished market analysis will be to provide the private market with adequate knowledge and projections needed upon which can be based private development decisions.

To obtain necessary funding, provide for joint coordination of the regional housing study, Mr. Guernsey recommended to the Board that an application for Federal 701 funds be applied for, and further that contacts with Lansing's private development market representatives be made to further strengthen a unified approach and to obtain joint participation in funding.

Motion by Black, seconded by Gaus that the resolution applying for 701 funds for a Housing Market Analysis be approved and forwarded to City Council for adoption and that direction be given to the Planning Board to proceed with the 701 application.

Motion carried by the following vote:

Yeas: Black, Bretz, Gaus, Pawlak, Reynolds.

Nays: None.

PLANNING DIRECTOR'S REPORT

Progress Report

Referred to the July 7, 1970 meeting.

Mr. Guernsey mentioned that a consultant for the CRP Program has not yet been hired.

Personnel

Mr. Guernsey reported that Walter Geiger, head of Current Planning, will be leaving on Friday due to serious family problems. He will be returning to Florida.

Also, two part time employees who have degrees are now employed with the Planning Department full time. The vacancies which remain are for the head of Current Planning, and a Redevelopment planner. However, a Redevelopment planner will not be employed until funds for the urban renewal project are provided.

Funds (95,000 dollars) for the Model Cities Planning effort have been approved by the Health, Education, and Welfare Department. They will be paid out of the Research and Development funds for the 1971 budget. Three additional planners will have to be added to the staff in accordance with the budget requirements.

Mr. Guernsey reported that Mr. Eldridge Lovelace of Bartholemew Consultants and who worked on the 1938 Master Plan for the City of Lansing will be in Lansing tomorrow to discuss the study of the capitol area.

OTHER COMMUNICATIONS

Communication from Tri County re: Flood Plain Information Report

Acknowledged.

Article from the New York Times re: Regional Councils

Acknowledged.

NEW BUSINESS

Article from the New York Times regarding "Court Tests of Zoning Against the Poor" acknowledged.

Mr. Black commended Mr. Gaus for serving the Planning Board so diligently and stated that the Board is drafting a resolution to show its appreciation of his service.

Adjournment: 9:45 P.M.

RAYMOND C. GURENSEY,
Secretary,

Lansing Planning Board.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Special Meeting, July 7, 1970 Committee of The Whole, July 7, 1970

Meeting was called to order at 7:55 P.M.
by Assistant Chairman Black.

ROLL CALL

Present: Black, Duncan, Fink, Reynolds.

Absent: Lange, Harris, Pawlak.

Mr. Black stated that regretfully no official business can be enacted upon as there is no quorum. However, even though the Public Hearing will not be held, the audience will be given a chance to speak on each rezoning before the Committee of the Whole adjourns. The opinions of each person will be typed and distributed to the absent members of the Planning Board. The official Public Hearings were referred to the July 21, 1970 meeting.

Z-27-70 2919 Aurelius Road A-1 to C-2
No one spoke on the rezoning.

Z-28-70 1417 and 1417½ N. Chestnut St.
B-1 to Heavy Ind.

Mr. Donald Bedford representing Consumers Power Co., Division Services Superintendent, explained the proposed plans.

He stated that the lot is approximately 39 ft. by 180 ft. and they plan on using it only as an additional company passenger car parking lot. There is nothing in the foreseeable future that, with this size space, would warrant a building structure. They are merely expanding the parking facilities. If lots become available in the future, his company will consider them at that time only.

Arnold Duprest, 1413 N. Chestnut wondered if heavy trucking would be used on Chestnut St. If so, he is opposed to the rezoning as the street can't handle the trucks. Also, children will be in danger.

Mr. Bedford, said that any trucks larger than one ton will not be used as the turn radius into the parking lot is not big enough for them. However, they do have

ample egress and ingress to and from Willow Street and also on the street directly west which goes into the rear coal yard. Trailer truck types will not be used on Chestnut St.

Mr. Black asked if he would have any objections to prohibiting egress to Chestnut Street.

Mr. Bedford replied that he would have objections as the gate helps ease the load of traffic in the front and it is a direct entrance to and from the carports.

Mr. Reynolds asked if he would have any objections to rezoning this property to J Parking instead of Heavy Industry.

Mr. Bedford replied that he would have no objections.

Mrs. Walter Leitch, 5841 Shafer Road owns 1406 N. Chestnut St. She is opposed to the rezoning as it will create a traffic problem and endanger the small children of the neighborhood. Mrs. Leitch also felt that the rezoning would deteriorate the neighborhood.

Mr. Glen Hayner, 1333 N. Chestnut, felt that the street is not equipped to handle the heavy trucks.

Mrs. Stoddard, 1411 N. Chestnut, wondered if the values of the homes would go down in the area with this rezoning.

Mr. Bedford clarified the intent to rezone. He said that there will be no change in the traffic volume. Their existing property is presently zoned heavy industry and this rezoning would then conform with the rest of the property. All they want to do is add an additional 39 ft. to their parking facilities and it does not mean that more vehicles will be added to the parking lot. The purpose is to reduce the congestion in the rear yard area.

Mr. Reynolds asked if there will be fencing around the parking lot.

Mr. Bedford replied that cyclone fencing presently surrounds their property and it would be extended to surround the proposed

praking lot. There is also a gate facing onto Chestnut St., and it would be extended.

Eight (8) property owners were present in the audience with interest in the rezoning.

Z-29-70 2100 blk. Raymond Drive

A-1 to H Light Ind.

No one spoke on the rezoning.

Adjournment: 8:20 P.M.

RAYMOND C. GUERNSEY,
Secretary,
Lansing Planning Board.

OFFICIAL PROCEEDINGS OF THE BOARD OF PUBLIC SERVICE OF THE CITY OF LANSING

Proceedings, July 1, 1970

Meeting called to order by Chairman Russell at 7:30 p.m.

Present: Mrs. Borgman, Dr. Bevez, Messrs. Faggion, Granger, Hack, Ibarra, Russell—7.

Absent: Mr. Hobrla—1.

Mr. Hobrla was excused from the meeting.

The chairman announced that in accordance with the Rules of Procedure, this was the meeting for the annual election of officers.

The chairman declared nominations open for chairman.

Motion by Dr. Bevez supported by Mrs. Borgman that Mr. Russell be re-elected as chairman for a second term by unanimous vote.

Motion carried.

Chairman declared nominations open for vice-chairman.

Motion by Mrs. Borgman seconded by Mr. Faggion that Mr. Granger be elected vice-chairman for a second term by unanimous action.

Motion carried.

Chairman declared nominations open for secretary.

Motion by Mr. Hack supported by Mr. Ibarra that Mrs. Kostrzewski be elected secretary for the coming year by unanimous action.

Motion carried.

Motion by Mrs. Borgman seconded by Mr. Ibarra that minutes of previous meeting be approved as printed.

Motion carried.

Mrs. Borgman reported that the Professional-Business Women's Club had a speaker on solid waste disposal. Mrs. Borgman wanted to know when we would get something done. Mr. Backus said he would report on this in his report.

Council Referrals.

Final plat of Glenburne Sub. No. 2.

Director stated that everything as far as the Public Service Department is concerned is in order and that the final plat can be recommended for approval.

Mr. Ibarra spoke against approval of the plat although he knows it is contrary to what our obligation is. Preliminary plat showed a large free area and then the final plat comes in for an apartment complex. Questioned space for school, etc.

Discussion followed.

Mr. Granger asked that the Board will have a copy of the original plat at any meeting the plat is being approved.

A motion was made by Gaus, supported by Wendrow, to deny the appeal under Section 36-12(6) of the Zoning Code. The Board found, based on testimony and evidence, that the proposed rear yard reduction did not have any unusual practical difficulties or any topographical conditions to permit a variation in yard requirements.

The following vote was taken:

Yeas: Houck, Gaus, Rendon, Taylor, Wendrow.

Nays: Trierweiler, McComb Kelley.

The appeal is denied. The concurring vote of six members of the Board shall be necessary to reverse any order, requirement, decision or determination of the Building Commissioner or to decide in favor of the applicant on any matter upon which it is required to pass under this Chapter (36-12 of the Zoning Ordinance) or to effect any variation in this Chapter.

A motion was made by Kelley to change the rear yard variance from 0 feet to 1

foot. Discussion followed on the ability of the Board to change the requested setback on an appeal. The Board may, in conformity with the provisions of the law, reverse, or affirm, wholly or partly, or may modify the order requirement, decision or determination appealed from and may make such order, requirement, decision or determination as ought to be made, and to that end shall have all the powers of the Building Commissioner.

Motion lost for lack of a second.

It was moved by Gaus, seconded by Trierweiler, that the minutes of the meeting of May 7, 1970 be approved as written.

Motion passed.

The meeting was adjourned at 8:09 P.M.

Sincerely,

RAYMOND C. GUERNSEY,
Secretary,
Board of Zoning Appeals.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, June 2, 1970

Meeting was called to order at 7:42 P.M.
by Assistant Chairman Black.

ROLL CALL

Present: Black, Gaus, Harris, Pawlak, Reynolds.

Absent: Bretz, Duncan, Fink.

HEARINGS

P-5-70—Long Commerce Park

Mr. Gordon Long, 6425 S. Pennsylvania Ave., developer, appeared in behalf of the petition to rezone property in the 6800 blk. of S. Cedar Street from J Parking and A-1 Family Residential District to F Commercial and Light Industrial District.

Mr. Long gave a brief history of his purchases which now compose the present proposed plat. He gave the general require-

ments for plats and stated that they have all been fulfilled in his plans. He also stated that he has letters from the Public Service Department, Traffic Department, State Department of Highways, and the Ingham County Plat Board approving of his plans. He added that he is willing to work out a method to solve the utilities problem and create an outlet to Eifert Road. The easement and sizing will have to be worked out in the future when the rest of the parcels have been developed.

Mr. Clyde Stevens, engineer for the development, has been working with the Public Service Department and they have approved the proposed development. Mr. Long then presented renderings of the first building he plans to put on Lot No. 1. The mortgage is \$1 million and his own office will be there.

Mr. Gaus, Board Member, asked about which lots are to be zoned H Light Industrial District.

Mr. Long replied that the area immediately north of the presently zoned H Light Industrial District to the I-96 Expressway (Parts of lots No. 5 and No. 6) are requested to be zoned H Light Industrial District.

Mr. Gaus asked if Mr. Long has any present ideas on what he will do with this zoning.

Mr. Long answered that the reason for requesting H Light Industrial is that he would have more latitude with it than with F Commercial zoning. He will not be putting a factory on the property.

Lot No. 7 could be developed along with the land to the south.

No one spoke in objection.

Referred to the Streets Committee.

P-6-70—Jolly Cedar Plaza

No one appeared in behalf of the request by Keith Granger for consideration and approval of the preliminary subdivision plat known as Jolly Cedar Plaza. The proposed plat consists of 10 lots average size being approximately 1.4 acres. The proposed use of these lots is commercial. The property is presently zoned F Commercial and A-1 Single Family District.

No one spoke in opposition or approval.

Referred to the Streets Committee.

P-7-70—Abood Realty Plat

Mr. Hanibal Abood, Abood Realty, appeared in behalf of the request for consideration and approval of the preliminary subdivision plat at the end of Luwanna Drive.

Mr. Abood pointed out that it is impossible to fulfill the staff's recommendation of platting the N-S road as he is not certain as to where the lake will end after the borrow is removed. The homes he intends on building will range between \$17,000-\$24,000.

Mr. Gaus asked Mr. Abood about how many lots he anticipates on having east of the N-S road.

Mr. Abood replied that he plans on approximately 28 for the plat and no homes east of the N-S road. The minimum lot size will be 60 ft.

Discussion followed regarding the staff's information and the information presented by the developer.

Mr. Abood said that due to a lack of communication between Mr. Fred White and himself, the staff did not receive the later plans of eliminating the lots east of the N-S road.

Mr. Reynolds asked Mr. Abood if he would commit himself to a N-S road but not to the exact location.

Mr. Abood replied yes.

Mr. E. F. Solomon of S. D. Solomon and Sons explained why it is impossible to plat the exact location of the proposed N-S road. He added that this is an example of why he is having a hard time forming a site plan for his property.

Mr. Leonard Taylor, 2250 Luwanna Drive, asked if water would drain on his property when Luwanna Drive is extended. He also was curious as to what is to be done with the wood fill in the area.

Mr. Guernsey replied that the Subdivision Requirements state that all lots must be graded to handle all water to storm sewers or catch basins.

Mr. Joe Barden, Chairman of the Forest View Citizen's Advisory Committee, wanted to know why the borrow pit request is separated from the plat proposal.

8:30 P.M. Mr. Duncan arrived.

Mr. Black stated that they both can be commented on, even though the agenda separates them.

Mr. Barden asked about the rehabilitation plans for the land being excavated by the State of Michigan.

Mr. Guernsey pointed out that the city is in a dilemma as it cannot control the ground to the north which the State is excavating. The best way to get an answer is to talk with the State Highway Department regarding the rehabilitation plans.

Mr. Barden then asked Mr. Solomon if he has done anything to make sure the entire borrow pit will be inhabitable after the excavation is completed.

Mr. Solomon replied that if the city can't do anything about the condition of the borrow pit on the State's side, then he can't either. He added that he can only predict what the shape and slope of the borrow pit will be when the State completes its work. He is planning on a maximum slope of 1:3 for his property in the south in order to fit it to the State's property in the north.

Mr. Marion Taylor, 2628 Wabash Drive, asked if someone would explain the relationship of the Special Use Permit to the Preliminary Plat.

Mr. Guernsey pointed out on the map the location of the special use permit and the location of the preliminary plat. He explained the relationship between the two and added that any violation of the special use permit will be enforced as a misdemeanor.

Mrs. Patterson, 2243 Luwanna Drive reported that there are no storm sewers in the area now and also wondered if Michigan State University will allow the N-S road through their property.

Mr. Guernsey replied that Michigan State University would have to give its permission to have the road go through its property. The storm sewers are a standard requirement for all plats.

Referred to the Streets Committee.

8:35 P.M. Mrs. Bretz arrived.

8:40 P.M. Mr. Fink arrived.

Z-22-70—6800 blk. S. Cedar St.

Mr. Gordon Long, 6425 S. Pennsylvania, developer, appeared in behalf of the petition to rezone five (5) parcels of property in the 6800 block of South Cedar Street from J and A-1 to F Commercial and H Light Industrial.

He explained the location of the proposed rezoning and stated that the past owners zoned this land on a speculative basis.

Again, he showed the rendering of the proposed building of lot No. 1 for the benefit of the late arriving Board members.

Mr. Gaus inquired as to the size of lot No. 7.

Discussion followed regarding the sketch.

Mr. Black asked if the property south of Lot No. 7 will be residential or commercial.

Mr. Long answered that he would like to put low density multiple dwelling along with recreational land along the I-96 Expressway.

Mr. Guernsey asked the developer if he would still support the plan if the cul de sac were shortened. A long cul de sac costs the city more in maintenance, and it would lock in the lots at the end. It would also adversely affect the future development of the property.

Mr. Long felt that the cul de sac could be shortened although he saw no harm in leaving it as it is presently planned.

Discussion followed on the back lots and how they would be affected by the long cul de sac.

Discussion followed on the buffer area along I-96 for recreational purposes.

Referred to the Zoning Committee.

Z-23-70—5600 blk. S. Waverly Rd.

Mr. Edwin Ball, 3715 Churchill Ave., petitioner, appeared in behalf of the petition to rezone property in the 5600 block of South Waverly Road from A-1 Family Residential District to B-1 Residential District. He presented a drawing of the proposed land use and added that the church will stand approximately 70 feet from Waverly Road. It will be four to five years before the church is built.

Mrs. Bretz inquired about the seating capacity.

Mr. Ball replied that it will seat between 100 to 150 people. The church will be 80 ft. by 50 ft.

No one spoke in opposition.

Referred to the Zoning Committee.

Z-24-70—2122 N. Logan

No one appeared in behalf of the petition by John I. Johns to rezone property located at 2122 N. Logan St. from J Parking District to F Commercial District.

No one spoke in opposition.

Referred to the Zoning Committee.

Z-25-70—2700 blk. Miller Rd.

No one appeared in behalf of the petition by John I. Johns to rezone property at 2700 Miller Rd. from A-1 Family to F Commercial District.

Mr. Jack Brown, 2700 W. Miller Rd., stated that he has no objections to a F Commercial District but doesn't want something with a bad appearance.

Mr. DeVries, 6051 Wise Rd., stated that the petitioner hasn't presented anything tangible as to his plans and therefore he is against it.

Referred to the Zoning Committee.

Z-26-70—1029 Barr Ave.

No one appeared in behalf of the petition to rezone property located at 1029 Barr Ave. from A-1 Family Residential District to C-2 Family Residential District by Harry Baker.

No one spoke in opposition.

Referred to the Zoning Committee.

CITIZENS SEEKING INFORMATION OR DESIRING TO PRESENT MATTERS

Mr. Sarkis Zenobian, 3529 Blue River Drive, spoke regarding Z-20-70, 3100 blk.

S. Waverly Road. This is a request by Altman Construction Company to rezone the property from A-1 Family Residential District to Community Unit Plan.

He felt that the southwest side of Lansing is being hit hard with multiple dwellings and that in the near future there will be approximately 4,000 people located within ½ mile. The schools can't handle this increase and multiple dwellings need to be stopped. This would be a good time to stop and so he is in opposition to Z-20-70.

Discussion followed regarding the use of the open space.

Mr. Joel Altman, Altman Construction Company, appeared before the Board and presented a number of facts showing the strong need in the area for his type of development. He pointed out that his complex would create a larger tax base, fewer school children, and greater school tax revenue than River's Edge Subdivision. The only difference between the two is that Altman's development will have 258 more people than River's Edge Subdivision.

Mr. Pete Cummings, no address given, added that he does not oppose Mr. Altman's plans but he does oppose the infringement on the A-1 Family Residential zoning. He repeated that the school is overcrowded and that A-1 Family Residential zoning should remain.

Mr. Zenobian pointed out that the children being bussed to Woodcreek School next fall are going for special therapy and it is the only space in Lansing available for them.

RECESS: 9:45 P.M.-10:20 P.M.

MINUTES

Motion by Black, seconded by Reynolds that the minutes for March 17, 1970, May 5, 1970, and May 19, 1970 be approved as written.

Motion carried by unanimous vote.

ZONING

Z-22-70

Motion by Gaus, seconded by Reynolds that the petition by Long Development Company to rezone property located in the 6800 blk. of South Cedar Street be denied as filed and that parcel C remain as A-1 Family District, parcel D be changed to H Light Industrial District and parcels A, B and E be changed to F Commercial District, except, beginning at the southeast corner of parcel C and extending east approximately 410 feet to the west side of the proposed office structure a 20 foot strip of J Parking District.

Along the south end of the J Parking District a minimum 5 ft. fence is to be provided which forms a visual barrier between the non-residential and residential uses.

This recommendation was by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds.

Nays: None.

Z-23-70

Motion by Gaus, seconded by Reynolds that the petition by Edwin Ball to rezone property in the 5600 block of South Waverly Road, described as; Lot No. 1, Supervisor's Plat of Glendale Subdivision, City of Lansing, Ingham County, Michigan, from A-1 Family Residential District to B-1 Family Residential District be denied as filed, and that; the east 250 feet of the west 310 feet of the above described property be rezoned from A-1 Family Residential District to B-1 Family Residential District, and the balance of the property be rezoned from A-1 Family Residential District to J Parking District.

The Board further recommends that the west 60 feet of the property be landscaped and maintained as open space, except at ingress and egress points. Screening of the off-street parking area to the rear of the site will be required upon development.

The site is visibly prominent and located on an arterial street within a residential neighborhood.

The site is approximately 2.25 acres. With today's requirements of off-street parking this lot should prove adequate.

The area around the subject property is primarily vacant. Consequently, a church at this location should be convenient for the neighborhood.

This recommendation was passed by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds.

Nays: None.

Z-24-70

Motion by Gaus, seconded by Reynolds that the petition by John I. Johns to rezone property located at 2122 N. Logan Street from J Parking District to F Commercial District be denied.

The site under consideration is located north of an existing bowling alley, which includes a cocktail lounge, billiard room, restaurant and banquet and party rooms. This parcel has frontage on Logan Street, and Logan Access Rd.

The applicant has stated that he does not intend to provide direct access from either Logan St. or the Logan St. Access Road, and that access will be provided from what is now the parking area for the bowling alley. This may function with minimum interference. However, if the site were ever separated from the existing commercial complex, and as such, demanded direct access from the major streets, traffic conflicts would become serious.

It is further pointed out that increased demands for off-street parking are prevalent during the bowling season, and tournament activities, therefore it would not be desirable to encourage further land division or more intensive use of the existing parcel.

The Planning Board has recommended to Council a new ordinance with provisions for planned unit developments in commercial districts, which when adopted would provide more flexibility to locate other structures on the same parcel within an integrated planned development plan.

This parcel should not be separated from the existing development.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds.

Nays: None.

Z-25-70

Motion by Gaus, seconded by Reynolds that the petition by John I. Johns to rezone property at 2700 Miller Rd. from A-1 Family to F Commercial District be denied.

Rezoning of this site to F Commercial District is contrary to the existing zoning in this area as well as the Generalized Land Use Plan and the Logan Street Land Use Plan. This would be a "spot zoning" which would be an incentive to further illogical development along Miller Rd. The residential character of this neighborhood would be altered. The existing non conforming uses are small in size and do not drastically affect the residential character of the area.

The extension of Pleasant Grove Rd. will affect the land use in this area. Portions of this proposed lot may be required for said road extension.

The general trend in this immediate area and proposed future land use is residential. Consequently, the request does not have a logical relationship to the efficient overall development of this area. The Board believes that the general welfare will be served best by adhering to the Generalized Master Plan and the Logan Street Plan.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds.

Nays: None.

Z-26-70

Motion by Gaus, seconded by Reynolds that the request by Harry Baker, Jr., to rezone property located at 1029 Barr Ave. from A-1 Family Residential District to C-2 Family Residential District be granted.

The residential site under consideration is adjacent to the strip commercial development along S. Pennsylvania Ave. The change between the two districts is abrupt with little or no protection against the adverse influences of the more intensive district.

It is generally considered reasonable to zone property in the manner of transition, leading up to the most restrictive use and development, and at the same time requiring provisions for adequate screening.

In this particular case this philosophy would apply quite well. The land in question is of adequate size to accommodate the proposed use, with open space between the existing development. The screening requirements along the commercial district can be enforced to add further protection.

The Board is of the opinion that the proposed change will place an added value to the property and actually provide more incentive to stabilize the existing development.

The site (Lots 67 and 68, which have approximately 20,850 sq. ft.) under consideration has ease of access to a major arterial, therefore increased traffic and activity into the existing residential neighborhoods would be minimal.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds.

Nays: None.

Z-20-70

Motion by Gaus, seconded by Reynolds that the request by Altman Construction Company to rezone property in the 3100 Block of South Waverly Road from A-1 Family Residential District to Community Unit Plan District be approved subject to the following conditions.

1. That development be in accord with this approved plan.
2. A thirty-five foot easement along the river bank shall be dedicated to the City of Lansing. However, the developer shall retain the right to develop the boat basin and use same for private use and to have unencumbered access right to the river for this townhouse development.
3. The uses along this easement shall be of a type to be approved by the Planning Department.

4. The development shall be served with underground utilities.
5. That platting procedures be initiated (immediately) prior to any development.

The site plan as revised provides a variety of open space and should help preserve the overall character of the area. Berms and screening to shield parking areas from the public street show that the creator of this plan is attempting to create a pleasant vista for the motorist as well as buffering to shield the residences from the negative effects of a major street.

The developer has minimized the number of points of access to Bradshaw River Drive. To reduce the access any further would create congestion problems at intersections.

The existing culvert near the south property line is an asset to this development. It provides interesting relief to the topography and is surrounded by mature trees. The proposed extension of Holmes Road will block a portion of this culvert necessitating the installation of a closed drain to receive the storm water it presently carries. The unaffected portion of the culvert should be maintained as a passive recreational use in conjunction with the development.

Based on the foregoing conditions and analysis the Board believes that:

1. The property adjacent to the area included in the plan will not be adversely affected.
2. That the plan is consistent with the intent and purpose of the City of Lansing Zoning Ordinance to promote the public health, safety, morals and general welfare.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Harris, Pawlak, Reynolds.

Nays: Fink, Gaus.

SUP-4-70

Motion by Gaus, seconded by Reynolds that the request by the Department of Parks and Recreation to fill an area in the flood plain located within the Red Cedar Golf Course and also an area at the south end of Mifflin Ave. be granted under Section 33-64 of the Flood Plain Control Ordinance.

Motion by Harris, seconded by Gaus that this request be tabled until the Parks and Recreation Department provides the Board with drawings and sufficient information.

Motion carried by unanimous vote.

SUP-8-70

Motion by Gaus, seconded by Reynolds that the request by E. F. Solomon and Sons for reconsideration of an application for a special use permit to allow removal of borow and rehabilitation of property at the east end of Luwanna Drive be granted subject to:

1. This permit shall allow excavation according to plan, for a period of one calendar year from the date of approval by the City Council.
2. Rehabilitation of the excavation shall be completed not later than two years from the last day of excavation or the expiration of the permit to excavate, whichever comes first.
3. Any existing or future damage to the natural bog to the east shall be repaired immediately, and these repairs inspected and approved by the Building Department under the advice of Michigan State University.
4. No excavation shall take place nor any heavy equipment shall be operated within 500 ft. of the west property line.
5. Existing debris shall be either covered with inert materials, and avoided during future excavating operations, or shall be removed and properly disposed of elsewhere before any further excavation takes place.
6. The excavation shall be fenced by a chain link fence not less than five feet high during excavation operations if slopes are greater than 1:2 or if there is more than 2 ft. of standing water.
7. No excavation shall be allowed within 200 ft. of the location of the seal of the Bear Lake Basin as estimated by Michigan State University scientists.
8. Should any seepage be encountered outside the 200 ft. limit and above the water surface in the existing pit ponds, digging operations in that sector must immediately cease and repair measures as specified by the M.S.U. Institute of Water Research must immediately be carried out.

Motion by Reynolds, seconded by Harris that the Board suspend the rules to allow Mr. Solomon to answer some questions.

Motion carried by unanimous vote.

Discussion followed on item No. 7 regarding the actual location of the seal and where Mr. Solomon is presently excavating.

Mr. Solomon showed the Board his future plans by pointing them out on the sketch.

Discussion followed on possible word changes for No. 8 of the committee recommendation and clarification followed on item No. 4.

Mr. Duncan and Mr. Gaus pointed out that the Planning Staff should notify Michigan State University as to the date and time when this special use permit will appear before City Council.

The Board decided to delete item No. 7 and change the wording of item No. 8 of the committee recommendation so that the request is approved subject to the following conditions:

1. This permit shall allow excavation according to plan, for a period of one calendar year from the date of approval by City Council.
2. Rehabilitation of the excavation shall be completed not later than two years from the last day of excavation of the expiration of the permit to excavate whichever comes first.
3. Any existing or future damage to the natural bog to the east shall be repaired immediately, and these repairs inspected and approved by the Building Department under the advice of Michigan State University.
4. No excavation shall take place nor any heavy equipment shall be operated within 500 ft. of the west property line.
5. Existing debris shall be either covered with inert materials, and avoided during future excavating operations or shall be removed and properly disposed of elsewhere before any further excavation takes place.
6. The excavation shall be fenced by a chain link fence not less than five feet high during excavation operations if slopes are greater than 1:2 or if there is more than 2 ft. of standing water.
7. Should any seepage be encountered above the water surface in the existing pit ponds, digging operations in that sector must immediately cease and repair measures as specified by the M.S.U. Institute of Water Research must immediately be carried out.

The Board would further recommend that the Michigan Department of State Highways be contacted and encouraged to formulate similar rehabilitation plans for the property north of this parcel.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds.

Nays: None.

Z-15-70

Motion by Gaus, seconded by Reynolds that the request be removed from the table.

Motion carried by unanimous vote.

Motion by Gaus, seconded by Reynolds that the request by William J. Warner to rezone property at the south end of Beechfield Dr. from A-1 Family Residential District to D-M Multiple Dwelling District be denied as filed and that the property be rezoned from A-1 Family Residential District to DM-1 Multiple Dwelling District following the acceptance of a final plat for the property which includes the extension of Beechfield St. south.

Any change of zoning should be in accord with an overall development plan, one which takes into consideration the future development of adjacent lands and the need for adequate circulation of both pedestrian and vehicular traffic. Zoning is a means of achieving a logical pattern of land use development and attempts to locate the various uses of land in some form of relationship to each other and in relation to Transportation facilities.

The site under consideration does not meet the criteria for multiple zoning. However, previous changes of zoning to the north have established district boundaries which make this request reasonable.

The major factor at this time is the need for access to the land to the south and proper circulation for future development.

The parcel of land south of the subject property consists of approximately 6 acres and is owned by the Michigan State Highway Department.

Based on the established zoning and development pattern of the area, it is reasonable to consider this excess land for potential multi-family development.

At the present time the site is isolated with the exception of street access from Lockbridge. If this were the only access provided for possible future development the increase of traffic and activity could adversely affect living conditions in the area. However, the extension of Beechfield south to Lockbridge could relieve this problem and should be considered at this time.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds.

Nays: None.

STREETS

Lot Split .015

Motion by Reynolds, seconded by Black that the request to split Lots No. 6 and No. 7 at the corner of Sadie Court and Culver Avenue be granted.

Under the present lot arrangement, it is not possible to build another home on these lots which meets minimum setbacks and other requirements due to the location of the existing home. The proposed arrange-

ment would leave the existing house fronting Culver Avenue on a lot 99 ft. by 102.3 ft. The remaining 60 ft. by 99 ft. lot would be one foot under the minimum requirement. The Planning Board believes there is justification for a variance from the depth requirement as provided for in Section 37-27 of the Subdivision Regulations.

This recommendation was by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds.

Nays: None.

Lot Split .016

Motion by Reynolds, seconded by Black that the request by Orlando Spagnuolo to further divide the property located at 1012 East Michigan Avenue, described as: the west 1/3 of Lot 3 and the east 1/3 of Lot 4, Block 3, Green Oaks Addition, be denied.

The property under consideration is occupied by a small restaurant with off-street parking to the rear.

The entire corner, being Lots 4, 5, and the west 22 feet of Lot 3 is developed with commercial uses with apartments above the property on the corner. The open areas around these uses are used for off-street parking.

This proposed division of land would permit a more intensive use of the property and actually encourage incompatible land use development.

Development of a car wash or any other similar traffic generator would further divide the site and reduce the necessary off-street parking facilities.

The Board is of the opinion that this lot split would not be in accord with sound planning, and therefore recommends that it be denied.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds.

Nays: None.

Lot Split .017

Motion by Reynolds, seconded by Black that the request by Henry O. Baker to subdivide a lot at 1029 Barr Avenue be denied.

Because of the blighting influence of nearby noxious uses such as the corrugated sheet metal warehouses and outdoor equipment storage west of the subject parcel, the Planning Board does not believe that it should encourage further residential development by creating another lot.

The proposed lot would only have a width of 49.75 ft. and 60 feet is required. Consequently, this proposed division of land would create a sub-standard lot.

The applicant has also requested rezoning of lots 67 and 68 to C-2 Family. This request was approved by the Planning Board on June 2, 1970, so that two units could be placed on these two lots. However, a further division of the subject property would not be in the best interest of the public welfare.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds.

Nays: None.

Logan Street Alignment Request

No action taken.

P-5-70

Motion by Reynolds, seconded by Gaus that the preliminary plat of Long Commerce Park be approved subject to the following conditions:

1. That the subdivision be developed with complete public improvements including sidewalk and curb and gutter along Cedar Street as required by the Michigan State Plat Act and the Lansing Subdivision Regulations subject to the dedication of 60 feet from the center of Cedar St.
2. That all lots be graded so that surface water will drain therefrom.
3. Pavement width shall be 36 ft. within a 66 ft. right of way.

The property under consideration is a triangular parcel at the intersection of South Cedar St. and the I-96 expressway. Access to the property is from Cedar Street. The developer proposes to extend a cul de sac street into the development and to divide the land into seven large commercial lots.

The cul de sac street proposed is in excess of 1000 ft. in length. In the opinion of the Board it is contrary to good design standards to allow a dead end street of this length.

Lot 7 in the proposed subdivision forms an acute triangle and would be difficult to develop and maintain as an individual lot. The Board believes that this portion of the proposed plat should be excepted and development on this parcel should be delayed until such time as the property to the south is ready to be developed.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds.

Nays: None.

P-6-70

Motion by Reynolds, seconded by Black that the request by Keith Granger for consideration and approval of a preliminary subdivision plat known as Jolly Cedar Plaza be approved subject to the following conditions:

1. That the street shown adjacent to the plat on the west side be developed and improved as part of the plat.
2. That the subdivision be developed with complete public improvements.
3. That all lots shall be graded so that surface water will drain therefrom.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds.

Nays: None.

P-7-70

Motion by Reynolds, seconded by Gaus that the request by Abood Realty for consideration and approval of a preliminary subdivision plat at the end of Luwanna Drive be tabled for 30 days or until Mr. Abood comes in with a plan consisting of a N-S street alignment, plat lines, and the elimination of the cul de sac.

Motion carried by unanimous approval.

Mr. Guernsey pointed out that a change needs to be made in an action of the Streets Committee. He said that in regards to the preliminary plat known as Long Commerce Park (P-5-70) item No. 3 of the Board's recommendation to City Council, "Pavement width shall be 36 ft. within a 66 ft. right of way," refers to a cul de sac. It should have a 36 ft. wide pavement but he questioned the necessity of a 66 ft. right of way.

Motion by Black, seconded by Harris that the Board reconsider the vote on P-5-70, Long Commerce Park Preliminary Plat.

Motion carried by unanimous vote.

Motion by Duncan, seconded by Fink that the Planning Staff determine the right of way at 50 ft. or 60 ft. based upon engineering considerations after consultation with the Traffic Department and the Public Service Department.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds.

Nays: None.

Motion by Duncan, seconded by Fink that the motion be amended to read that item No. 3 of the Board's recommendation to City Council be deleted until the Planning Staff has determined the right of way at 50 ft. or 60 ft. based upon engineering considerations after consultation with the Traffic Department and the Public Service Department.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds.

Nays: None.

BUILDINGS AND PROPERTIES

BP-5-70

Motion by Pawlak, seconded by Harris that the request by the Board of Water and Light to locate a municipal well on City owned property be approved.

The parcel of land involved is owned by the City of Lansing. Recent improvements on the property include sewer facilities (Hilliard Drain) along the south property line.

At their meeting in May of 1969, the Planning Board approved the extension and re-alignment of Edgewood Boulevard through this area. This extension will fall adjacent and contiguous to the I-96 freeway and will be 100 feet in width.

The excess land north of the new roadway would be a triangular shaped parcel, with approximately 180 feet of frontage on Washington Avenue.

The proposed land use should not seriously affect any adjoining property or the general welfare. Since the property under consideration is zoned A-1 Family Residential and the use proposed is not automatically permitted in this district, final consideration will have to be by the Board of Zoning Appeals under section 36-12(4) of the Zoning Ordinance.

Motion carried by the following vote:

Yeas: Black, Bretz, Duncan, Gaus, Harris, Pawlak, Reynolds.

Nays: None.

Abstentions: Fink.

URBAN RENEWAL AND HOUSING

Community Renewal Program Progress Report

Mr. Guernsey stated that six members were present at the last meeting to interview the firm of Systems Research, Inc., for the Housing Systems Contract and the elements of Commercial Goals or Policy

Study. The decision was to interview the consultants and then pick one or two to detail their proposals as to the exact cost and methods of approach. No definite time has been set for the next meeting although it should be within the next week.

Interim Bonding Committee

No Report.

ORDINANCE

No Report.

CAPITAL IMPROVEMENTS

Status Report of City Council's Budget

No Report.

FINANCE

No Report.

EXECUTIVE COMMITTEE

Zoning Policy and Assessment Practice

No Report.

Letter from the Metropolitan Lansing Fine Arts Council

No Report.

PLANNING DIRECTOR'S REPORT

Personnel

Motion by Black, seconded by Pawlak that City Council be requested to lower two authorized seven (VII) positions to six

(VI) positions in order to allow some part time people become full time employees.

Motion carried by unanimous vote.

Departmental Progress

Referred to the first meeting in July.

U. S. Army Corps of Engineers information meeting regarding flood plain—June 16, 1970 at 7:00 P.M.

The Board was requested to attend.

OTHER COMMUNICATIONS

The communication from Mr. Charles Hayden, Director of the City Department of Parks and Recreation regarding 5401 Wise Road was referred to the Buildings and Properties Committee.

The communication on the Railroad Grade Crossing Problem was referred to the Streets Committee.

NEW BUSINESS

Mr. Guernsey brought out the idea of having a planning weekend for the Board members somewhere out of the City of Lansing to examine planning objectives. He will work on an agenda and make arrangements for the time and location.

Adjournment: 11:42 P.M.

RAYMOND C. GUERNSEY,
Secretary,
Lansing Planning Board.

N.M.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Special Meeting, July 10, 1970

The Lansing Planning Board Meeting was held in the field touring the north Lansing area.

Members present were: Mrs. Bretz, Mr. Duncan, Mr. Gaus, Mr. Harris, and Mr. Reynolds.

Discussions were held with representatives of the North Lansing Citizens Planning Committee regarding the proposed plan of the area. The tour of the area

began at 7:00 P.M. and concluded at 8:00 P.M.

Other Board matters scheduled for this meeting were referred to the mid month meeting.

RAYMOND C. GUERNSEY,
Secretary,
Lansing Planning Board.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, July 21, 1970

Meeting called to order at 7:43 P.M. by Vice Chairman Black.

ROLL CALL

Present: Black, Gaus, Lange, Pawlak, Reynolds.

Absent: Duncan, Fink, Harris.

ELECTION OF OFFICERS

Referred to the Business Session.

HEARINGS

Z-27-70

2919 Aurelius Road A-1 to C-2

No one appeared in behalf of the request by Kenneth DeKubber, Sr. to rezone

property at 2919 Aurelius Road from A-1 Family Residential District to C-2 Family Residential District.

No one spoke in opposition or in favor of the rezoning.

Referred to the Zoning Committee.

Z-28-70

1417 & 1417½ N. Chestnut St.
B-1 to Heavy Ind.

7:50 P.M. Mr. Fink arrived.

Mr. Black mentioned the names of the people who spoke on this petition at the Committee of the Whole meeting on July 7, 1970. They were Mr. Donald Bedford, representing Consumers Power Co., Mr. Arnold Duprest, 1413 N. Chestnut, Mrs.

Walter Leitch, 5841 Shafer Road, Mr. Glen Hayner, 133 N. Chestnut, and Mrs. Stoddard, 1411 N. Chestnut.

Mr. Black pointed out that at the last meeting, Mr. Bedford stated that there would not be any trucks larger than one ton using the street and they would use the present gate for entering the parking lot.

Mr. Reynolds asked Mr. Bedford if he planned on using Chestnut Street as an ingress-egress for his trucks.

Mr. Bedford replied that the larger trucks can not make the turn into the parking lot so it is used only for passenger cars and light service trucks. He added that nothing will be changed. They are only expanding their parking facilities. Most of the traffic enters from the front entrance and another side entrance.

Mr. Reynolds asked if he could do without the ingress and egress onto Chestnut St.

Mr. Bedford said no, that the front and side entrances already have a heavy amount of traffic, especially around closing hours and they need the gate on Chestnut St.

Mr. Reynolds wondered if he would have any objections to restricting trucks from using Chestnut St.

Mr. Bedford felt that there would be no problem if only passenger cars were allowed to use the gate.

Referred to the Zoning Committee.

Z-29-70

2100 Blk. Raymond Dr.

A-1 to H Light Ind.

No Action necessary.

P-8-70

Wood Glen Subdivision

Preliminary Plat

No one spoke on behalf of the request by the Plymouth Land Company for consideration and approval of the preliminary plat of Wood Glen Subdivision. The property under consideration consists of approximately 36.5 acres. The proposed plat consists of eight lots to be used for multiple family dwelling. Present zoning is Community Unit Plan.

No one spoke in objection or support of the request.

Referred to the Streets Committee.

d. Citizens Seeking Information or Desir-

ing To Present Matters for Next Board Meeting.

Z-28-70

Mr. Hayner, 1333 N. Chestnut St. asked why the request to rezone property at 1417 and 1417½ N. Chestnut St. is from B-1 Family Residential District to Heavy Industrial District when the traffic situation is so bad already.

Mr. Black commented that the use is intended for parking and possibly, it should be zoned J Parking.

Mr. Hayner agreed.

Mr. Bedford stated that he would have no objections to J Parking.

8:25 P.M. Mr. Duncan arrived.

Recess: 8:05 P.M.-8:35 P.M.

BUSINESS SESSION

Motion by Reynolds, seconded by Fink that the Board suspend the rules to allow the two late comers in the audience to speak.

Motion carried by unanimous vote.

Mr. Dennison, 2041 W. Miller Road, asked a few questions about P-8-70, Wood Glen Subdivision. He wanted to know about the Plymouth Land Company, what type of buildings are proposed for the plat, and if fire protection has been checked by the fire marshal.

Discussion followed on the location of Miller Road and where Grovenburg Rd. relates to Mr. Dennison's lot. Discussion also included screening on Miller Road and the location of access points to the plat.

Mr. Fink questioned if the proposed school site for the east side is still planned, and he wondered how many family units are proposed for the plat.

Mr. Banks replied that 330 units are planned, and Dr. Remick stated that the proposed school site to the east is still in their plans.

Discussion followed on the location of the plat and clarification of the location of the school site. Also, lots No. 2 and No. 7 are proposed for open space.

Mr. Hayner was opposed to the plat as it will cost them more in taxes and there is no fencing planned to protect the single family owners and their property from the townhouse renters.

MINUTES

Motion by Reynolds, seconded by Pawlak that the minutes for June 2, 1970, June 16, 1970, and July 7, 1970 be approved as written.

Motion carried by unanimous vote.

ZONING COMMITTEE

Z-27-70

2119 Aurelius Road

A-1 to C-2

Motion by Fink, seconded by Reynolds that the request by Kenneth De Kubber, Sr. to rezone property at 2919 Aurelius Road from A-1 Family Residential District to C-2 Family Residential District be granted and further suggests that any structure developed on the site maintain a minimum 40 ft. set-back from Aurelius Road right-of-way.

The property under consideration was considered for rezoning from A-1 Family Residential District to DM Multiple Dwelling District in 1967. Both the Planning Board and City Council denied the request based on the fact that the change would constitute a spot zone, and the area was not served by storm sewer.

Since the initial request, conditions have changed. The property west of Aurelius Road is zoned DM-1 Multiple, storm sewer will be available in the very near future, and property approximately 1½ blocks to the south is now zoned C-2 Family Residential.

The site under consideration fronts Aurelius Road, a major arterial. It is directly across the street from potential multiple family development.

East of the site is single family development. It is generally considered reasonable to provide for a transition between unrelated uses. The Board is of the opinion that the requested change will provide a proper transition between the existing and potential development in the area, and will not seriously affect any adjoining property or the general welfare.

It is further pointed out that the density is in keeping with the Forest View Master Plan.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Lange, Pawlak, Reynolds.

Nays: None.

Z-28-70

1417 and 1417½ N. Chestnut St.

B-1 to Heavy Ind.

Motion by Fink, seconded by Reynolds that the petition by Consumers Power Co. to rezone the property at 1417 and 1417½ N. Chestnut from B-1 Family Residential District to I Heavy Industrial District be denied as filed, and that the site be rezoned to J Parking District provided that screening be provided at the south and east boundary of the site and that no ingress or egress to the site be permitted from Chestnut Street.

Screening to consist of one of the following:

That the south 10 ft. and the east 10 ft. of the property be screened with spruce trees minimum of 7 ft. in height on 10 ft. centers, protected from the interior by a chain link fence with a minimum height of 5 ft.

Housing conditions in this area are among the poorest in the City. Homes in this area are perhaps the oldest in Lansing. This area was part of the original City plat. The proximity of industry and disposal plant to the west has had a detrimental effect on the residential areas. Buffer zones, screening and other tools are a must if adequate rehabilitation of this area is to occur.

The streets in this area are somewhat inadequate for normal residential use. Any industrial traffic would be a severe detriment to the area. Mr. M. J. Hawkins of the Consumers Power Co. acknowledged to the Planning Board that J Parking would be adequate for their purposes. He also stated that trucks would not likely use the Chestnut entrance to the site in preference over the access points at Willow and on the west boundary of their property.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Lange, Pawlak, Reynolds.

Nays: None.

Z-29-70

2100 blk. Raymond Dr.

A-1 to H Light Ind.

No action necessary.

Z-6-69

No action necessary.

Z-200-65

S. side of Miller & Haag

Motion by Fink, seconded by Reynolds that the request by Michael S. Downs, Architect, for the Smokler Co. to amend the

Community Unit Plan located on the south side of Miller Road at Haag Road be approved subject to:

1. The rubbish receptacles be screened from view with a redwood fence, or any other type of screening that may be suggested by the developer with the approval of the Planning Department.
2. That the east parking area be screened with a 3 ft. high berm with low evergreen plantings planted thereon.
3. That all parking areas be set-back a minimum of 20 ft. from Edgewood Blvd.

The proposed amendment is focused on that portion of the project south of Edgewood Blvd.

The amendment consists of dropping 19 units in this section and allowing the erection of a 23 ft. by 40 ft. maintenance building.

The Board has reviewed the proposed amendment, and has found that the change is in substantial conformance with the plan initially approved by the Planning Board and City Council in 1967.

The proposed maintenance building is located at the east end of the project, and will not seriously affect living conditions within the development.

The Board believes that improvements to the plan such as; screening of the rubbish receptacles, an earth berm along Edgewood Blvd. contiguous to the east parking area, and the elimination of front yard parking are in the best interest of the City and development.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Lange, Pawlak, Reynolds.

Nays: None.

SUP-4-70

Filling in Flood Plain

Motion by Fink, seconded by Reynolds that the request by the Department of Parks and Recreation to fill an area in the flood plain located within the Red Cedar Golf Course and also an area at the south end of Mifflin Ave. be granted under Section 36-64 of the Flood Plain Control Ordinance.

Field inspection reveals that the sites are low and undeveloped. The necessary fill will establish grade with adjacent lands, and make the sites more desirable for recreational use and off street parking.

The proposed project for filling these areas was referred to the State of Michigan

Water Resources Commission for their technical report. The Commission at its meeting on April 15, 1970 determined that the proposed filling will not interfere with discharge of stage characteristics of the Red Cedar River and recommend approval.

The City Engineer has indicated that the proposed change will not produce any adverse affect on adjacent properties, and therefore recommends approval.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Lange, Pawlak, Reynolds.

Nays: None.

STREETS COMMITTEE

P-8-70

Wood Glen Subdivision

Preliminary Plat

Motion by Reynolds, seconded by Pawlak that the request by Plymouth Land Company for consideration and approval of the preliminary plat of Wood Glen Subdivision be approved subject to the following conditions:

1. That the final plat be developed with all public improvements as required by the Lansing Subdivision Regulations.
2. Pavement width shall be 36 ft. within the 66 ft. right-of-way on the north-south street.
3. All lots shall be graded so that surface water shall drain therefrom so as not to affect adjacent properties.
4. That the developer utilize an underground electrical distribution system.
5. That Lot 31, Kraus Acres Subdivision No. 1 and Outlot B except the north 32 feet, and also except the south 32 feet be included in this plat as public streets.
6. That an acceptable name be chosen for the north-south street.

Motion by Fink, seconded by Reynolds that item No. 2 be amended to read, "Pavement width shall be 36 ft. within the 66 ft. right-of-way on the north-south street and Edgewood Blvd. shall be expanded to the width of 100 ft."

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Lange, Pawlak, Reynolds.

Nays: None.

Original Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Lange, Pawlak, Reynolds.

Nays: None.

P-1-70

Lancan Village

Final Approval

Motion by Reynolds, seconded by Pawlak that the request by Lancan Village Non-profit Housing Corporation for consideration approval of the final plat of Lancan Village Subdivision of part of the NW $\frac{1}{4}$ and NE $\frac{1}{4}$ of Section 4, T3N, R2W, City of Lansing, Ingham County, Michigan be approved subject to the posting of financial security in the amount specified by the Public Service Department and subject further to the provision of utility easements as required by the Board of Water and Light.

The final plat as submitted conforms with the preliminary plat and the conditions upon which approval was granted.

Financial security will be required to cover the cost of public improvements pursuant to Section 37-35 of the City of Lansing Subdivision Control Ordinance.

A recorded utility easement will be necessary for the Board of Water and Light to serve the project pursuant to Section 37-21 of the Planning Board's Subdivision Regulations.

Motion carried by the following vote:

Yeas: Black, Duncan, Gaus, Lange, Pawlak, Reynolds.

Nays: None.

Abstentions: Fink.

P-4-70

Newport Estates

Final Approval

Motion by Reynolds, seconded by Pawlak that the final plat of Gibraltar Enterprises, Inc. be approved subject to the posting of financial security in the amount specified by the Public Service Department and subject further to the provision of utility easements as required by the Board of Water and Light.

The final plat as submitted conforms with the preliminary plat and the conditions upon which approval was granted.

Financial security will be required to cover the costs of improvements pursuant to Section 37-35 of the City of Lansing Subdivision Ordinance.

A recorded utility easement will be neces-

sary for the Board of Water and Light to serve the project pursuant to Section 37-21 of the City of Lansing Subdivision Ordinance.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Lange, Pawlak, Reynolds.

Nays: None.

P-5-70

Long Commerce Park

Preliminary Plat

Motion by Reynolds, seconded by Pawlak that the preliminary plat of Long Commerce Park be kept in the committee for further study.

Motion carried by unanimous vote.

P-7-70

Abod Realty Plat

Preliminary Plat

Motion by Reynolds, seconded by Pawlak that the preliminary plat of Abod Realty Subdivision be approved subject to the following conditions:

1. The final plat is to be developed with all public improvements as required by the Lansing Subdivision Regulations.
2. Pavement width shall be 36 feet within 66 foot right-of-way.
3. All lots shall be graded so that surface water will drain therefrom.
4. That the storm sewage system not be allowed to drain into any still body of water.
5. That the existing excavation on the property be fully rehabilitated to City standards, prior to the acceptance of the second stage of the final plat.
6. Approval of the preliminary plat is effective for a maximum period of twelve months.

It is further recommended that the development be served with underground electrical transmission lines.

Motion by Fink, seconded by Reynolds that item No. 3 be changed to read, "All lots shall be graded so that surface water will drain therefrom so as not to affect abutting properties."

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Lange, Pawlak, Reynolds.

Nays: None.

The motion by Reynolds, seconded by Pawlak, as amended to read:

"That the preliminary plat of Abood Realty Subdivision be approved subject to the following conditions:

1. The final plat is to be developed with all public improvements as required by the Lansing Subdivision Regulations.
2. Pavement width shall be 36 feet within 66 foot right-of-ways.
3. All lots shall be graded so that surface water will drain therefrom so as not to affect abutting properties.
4. That the storm sewage system not be allowed to drain into any still body of water.
5. That the existing excavation on the property be fully rehabilitated to City standards, prior to the acceptance of the second stage of the final plat.
6. Approval of the preliminary plat is effective for a maximum period of twelve months.

It is further recommended that the development be served with underground electrical transmission lines."

was approved by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Lange, Pawlak, Reynolds.

Nays: None.

Lot Split .018

5700 blk. Shafer Rd.

Motion by Reynolds, seconded by Pawlak that the request by Gerald Campbell to divide Lot No. 56 of Burnett Subdivision into two lots each having a frontage of 56.7 ft. on Shafer Rd. be denied. The Committee found that the change would create lot sizes incompatible with the development in the vicinity.

Motion by Fink, seconded by Duncan that the Board suspend the rules to allow Mr. Lynn, in the audience, to speak regarding this lot split.

Motion carried by unanimous vote.

Mr. Lynn, 5714 Shafer Rd., asked that this Lot Split be denied.

He pointed out that there are 2 acres attached to Lot No. 56 which are not shown. He objected to the house size and felt that the Lot Split will have an adverse effect on his property.

Discussion followed on restrictions governing house size, neighboring street frontages, and the minimum of 60 ft. for lot

sizes by the Subdivision Regulations for subdivision plats.

Mr. A. Tellier, 5722 Schafer Rd., asked what the proposed use is for the parcel near the rear property line.

Mr. Black replied that it is not part of the request so the Board does not have that information.

The Board found that the change would create lot sizes incompatible with the development in the vicinity.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Lange, Pawlak, Reynolds.

Nays: None.

Lot Split .019

2223 Jolly Rd.

Motion by Reynolds, seconded by Pawlak that the request by Mrs. Ronald Rentsch to divide Lot No. 73, Plat of Maple Grove Farms No. 2 into 4 parcels be denied as filed, and that approval be given to divide the property as follows:

Parcel A—The north $\frac{1}{2}$ of Lot No. 73, Plat of Maple Grove Farms No. 2

Parcel B—The South $\frac{1}{2}$ of Lot No. 73, Plat of Maple Grove Farms No. 2

The Board cannot find where the proposed divisions of land will seriously affect any adjoining property, and that the reduction in width will accommodate new development compatible with the existing development in the vicinity.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Lange, Pawlak, Reynolds.

Nays: None.

Lot Split .022

3811 Donald St.

Motion by Reynolds, seconded by Pawlak that the request by Thomas Mulder to split the property commonly known as 3811 Donald Street be granted.

The proposed split would result in two 92 ft. depth lots. These are eight feet below the minimum requirements of the Subdivision Regulations. There are other lots in this neighborhood and on Donald Street with similar depths. The proposed lot split would not alter the general character of the neighborhood. Council may modify the depth requirements as per Section 37-27 of the Subdivision Regulations.

The proposed lots are adequate in area to meet the minimum sq. ft. requirements of the Zoning Ordinance.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Lange, Pawlak, Reynolds.

Nays: Gaus.

Lot Split .025

SE corner Clippert & Gr. River Ave.

Motion by Reynolds, seconded by Pawlak that the request by Fred Musket to split a lot at the SE corner of Clippert St. and Grand River Avenue be denied.

The site under consideration lies in an area of extremely heavy traffic. The corner of Grand River and Clippert is made hazardous by the numerous curb cuts in the near vicinity.

The Board is of the opinion that another commercial use and the resultant curb cuts on this property would compound traffic problems in the vicinity. Furthermore, a lot of this size if used to accommodate a service station or fast food establishment would not provide sufficient parking area.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Lange, Pawlak, Reynolds.

Nays: None.

Railroad Grade Crossing Problem

Mr. Guernsey reported that the City Council and the Mayor have each referred this item to a committee for report. The Mayor's committee is considering the possibility of using one track for two railroad companies.

Logan Street Alignment Request

Mr. Joel Ferguson is heading a committee to study land use in the area and the proposed alignment. Two non profit organizations are interested in the west side development for commercial, residential, and community services use but they need a marketing analysis for retail space. The federal government has a program under the Highway Alignment Act which provides funds for a commercial-retail study. It is possible that funds will be appropriated to Lansing if an application is made.

Motion by Duncan, seconded by Reynolds that the Board instruct the staff to proceed with the preliminary work necessary for making the application for the market study.

Motion carried by unanimous vote.

BUILDINGS AND PROPERTIES

City Market Architectural Study

Mr. Guernsey has been asked to act as coordinator for the City Hall with the architectural firm of Frank & Stein who have been hired by the City Council to do the architectural study. They will be studying the possibilities of leaving the market in its present location or relocating it. The City Council is interested in locating it near Kalamazoo St.

Mr. Guernsey discussed the possible location of the City Market and its assets.

Mrs. Lange was worried about the traffic situation and the problems which might be created if the City Market is relocated to the land near Kalamazoo St. She added that the City Market merchants might be helpful in the planning of the design for the market.

URBAN RENEWAL AND HOUSING

Community Renewal Program Report

Mr. Fink reported that the committee has met with Vilican Leman and Hammer-Greene-Siler Associates. The Vilican Leman Associates presentation was thorough but more design oriented than total project oriented. Hammer-Greene-Siler Associates presented ideas more economically based than design oriented.

Mr. Guernsey stated that Thursday night has been set for the next meeting which will entail the manner for selecting a consultant firm.

Interim Bonding Committee

Background was given on the Interim Bonding Committee.

Discussion followed concerning proposed resolutions.

Motion by Fink, seconded by Pawlak that the Planning Board recommend to the City Council their favorable consideration of support for the State Bonding for housing indicated under the Interim Bonding Study Committee of the State Legislature and that the City, in its decision to recommend to the State government, would suggest that the funding would be based on a population and geographic distribution to facilitate needs throughout the State rather than a concentrated population area.

Motion by Duncan, seconded by Gaus, that this resolution be tabled for the following reasons:

1. The authorization for bonding has already occurred.
2. Personally has reservations although he supports the concept of moving the decision-making closer to local govern-

ments in giving any governmental agency "carte blanche" authorization for the implementation of plans or programs prior to review.

3. A more substantive program that will be of value to Lansing can exist if the Planning Board instructs the Planning Director to analyze the bonding authorization as it relates to improving housing conditions within the State and Lansing and provide the Planning Board with a specific set of recommendations with regard to criteria which might be used for the dispensing of funds. Criteria which might include not only geographic distribution of people and people per se, but also some consideration about need. He was sure Mr. Rosenberg, Director of the Housing Authority, has information about this, and in light of the kinds of things that the automobile industry is considering from a housing construction standpoint, a more substantive approach might well be a direct staff approach with industry in the area relative to the kinds of innovative construction techniques which might be deployed if utilized both housing authority funds and also HUD funds. \$250 million Bonding Authority program for additional construction is based on the fact that there are not adequate federal funds to do a significant job in this state or in the country. As a result of this it is necessary to build on this with additional state commitment.

So, while the intent of the Board's resolution has merit, he would urge that a more substantive resolution might be the result if the outlined intent is tabled for a more detailed analysis by the staff regarding a course of action that might have some significant payoff other than merely a recommendation of support to City Council for this sort of a general concept.

Mr. Fink asked Mr. Duncan if he would concur with both approaches of the proposed resolution. He added that City Council is not perhaps too well aware of the bonding issue as it now has been approved by the State Legislature and he concurred that the staff should do research. However, he pointed out that the analysis and depth that Mr. Duncan is suggesting will come from the CRP Housing study.

Mr. Duncan stated that he must not have made himself clear. The legislature has authorized some \$250 million worth of bonding for specific kinds of housing. Cities all over the state are carrying out CRP studies. These studies are designed primarily to look at the problems within a specific geographic area and talk about the resolution of these problems. There is not going to be the broad, brush recommendation for the distribution for those \$250 million funds necessarily from the CRP study, nor is there going to be an attempt to look internally—plans & needs that exist within a particular city and see how soon we can "piggyback" all this authorization for meaningful programs.

Discussion followed on the depth of the CRP Study.

The motion to table was carried by unanimous vote.

Public Hearing on August 10 — Plan Development Changes on Urban Renewal Project No. 1 (R-87)

Full Report will be given on August 4, 1970.

ORDINANCE

Joint meeting with Board of Water and Light re: Amending the Subdivision Regulations—Underground Wiring

No report.

Mobile Home Ordinance

Motion by Black, seconded by Reynolds that the Mobile Home Ordinance be adopted.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Lange, Pawlak, Reynolds.

Nays: None.

Progress Report on Land Use Development Study — Michigan State Capitol Complex

Mr. Guernsey has been in contact with Harland Bartholomew and Associates and has received a rough draft of their proposal for the area. It has been reviewed by the staff and Mr. Black and is being resubmitted to Harland Bartholomew for re-writing in connection with aspects such as traffic. Funds have been made available to go ahead with this study up to approximately \$30,000.

In addition the State legislature passed a law at its last session which was passed out to the Board members. It specifies the State's interest in the zoning around the Capitol providing that they will organize a study to determine how this land should be used. They are requesting the City's cooperation in it. Mr. Guernsey is drafting up some proposed methods of implementing the act which will be submitted to the Planning Board for its review.

Zoning Ordinance

City Council has approved the Vilcan-Leman contract for the revision of the ordinance and the contract with Stanley Burke, attorney, for legal comments on the form of the ordinance. The Mayor has signed them and they have been forwarded to the respective firms.

CAPITAL IMPROVEMENTS**Status Report of City Council's Budget**

Mr. Guernsey reported that City Council has agreed with about 99% of the recommendations by the Planning Board for the Capital Improvements Program this year.

FINANCE**Status of Accounts**

Mr. Duncan reported the status of the Planning Board accounts as of June 30, 1970. He felt that the Planning Director had done an excellent job and moved that he be commended. The motion was seconded by Mr. Gaus.

Motion carried by unanimous vote.

EXECUTIVE**Zoning Policy and Assessment Practice**

No action taken.

Letter from the Metropolitan Lansing Fine Arts Council re: Booth at Fine Arts Festival

No action taken.

Joint State of Mich. — City of Lansing Capitol Planning Committee

Discussed in the Ordinance Committee Report.

PLANNING DIRECTOR'S REPORT**Work Program Distribution**

The report was passed out to all Planning Board members and Mr. Guernsey stated that at each mid month meeting a report will be given to the Board. It covers the coming year and contains the future five year general work program. The program will help analyze how much time is spent on individual projects and will help improve the quality of the work.

Personnel

Motion by Duncan, seconded by Reynolds that Mr. Guernsey and Mr. Black be authorized to work with City Council to establish a VII position for Mr. Price Banks.

Motion carried by a unanimous vote.
Discussion followed on salary ceilings in the department and vacant positions.

Trends Toward Political Anonymity vs. Consolidation

Article in Staff Report acknowledged.

OTHER COMMUNICATIONS**Letter from the Metropolitan Lansing Fine Arts Council**

Acknowledged.

Tri County Water & Sewer Workshop

Acknowledged.

NEW BUSINESS**Election of Officers**

Motion by Reynolds, seconded by Fink that Mr. Kenneth Black be nominated for Chairman of the Planning Board for the coming year.

Motion by Duncan, seconded by Reynolds that the nominations be closed.

Motion carried by unanimous vote.

Motion by Pawlak, seconded by Black that Mr. Richard Gaus be nominated for Vice Chairman of the Planning Board for the coming year.

Motion by Reynolds, seconded by Duncan that the nominations be closed.

Motion carried by unanimous vote.

Motion by Reynolds, seconded by Fink that Mrs. E. D. Lange be nominated for the Executive Committee for a period of six (6) months for the coming year.

Motion by Fink, seconded by Pawlak that the nominations be closed.

Motion carried by unanimous vote.

The Board members then filled out a form showing their choices as to which committees they would like to serve on in the forthcoming year.

Mr. Black pointed out that the existing committees will function until the next meeting.

Motion by Duncan, seconded by Lange that the Planning Director be commended on the Work Program Concept he presented and be encouraged to continue the program.

Motion carried by unanimous vote.

The Executive Committee will work on a resolution of appreciation for Mrs. Bretz and decide on the method in which to present it to her.

Adjournment: 10:55 P.M.

RAYMOND C. GUERNSEY,
Secretary,
Lansing Planning Board.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, August 4, 1970

Meeting called to order at 7:45 P.M. by
Chairman Black.

ROLL CALL

Present: Black, Fink, Gaus, Harris, Pawlak.

Absent: Duncan, Lange, Reynolds.

HEARINGS

Z-31-70

320, 324, 330 S. Clemens

Mr. Russell Koch appeared in behalf of the request to rezone property at 320, 324, and 330 S. Clemens from B-1 Family District to D-1 Professional District. He presented photos of the proposed building. It is a one story, California ranch and contains approximately 1560 square feet. To the rear of the property is an alley. The total project will cost approximately \$78,000. He felt that the ingress-egress could be located on Clemens St. instead of Kalamazoo.

Mr. Harris asked if he has any professional people in mind for the office space.

Mr. Koch replied that he has a dentist and doctor for the office space and he will begin building within 60 days if the property is rezoned.

Mr. Fink questioned if the alley has been vacated and if it could possibly be used as an ingress-egress point.

Mr. Koch answered that he has just found out about it and could not answer those questions.

Mr. Gaus asked if the property has adequate parking.

Mr. Koch replied that he will have at least 26 parking spaces. He added that the owner of 329 Regent St. also would like to rezone his property.

No one spoke in opposition to the rezoning.

Referred to the Zoning Committee.

Z-30-70

718 Cleo St. B-1 to J Parking

No one appeared in behalf of the petition to rezone property at 718 Cleo St. from B-1 Family District to J Parking District.

Mr. Black presented three letters of opposition received by the Board. They were from Mr. H. Bullen, 741 Cawood St., Mrs. H. Humphrey, 718 Verlinde Ave., and Mr. Leo Smith, 1804 W. Saginaw St.

Mr. Robert Burnett, 722 Cleo St., stated that there are a number of people here in the audience against the rezoning. They want the area to remain a family neighborhood and feel that the Shop Rite parking lot across the street can be used for additional parking. He presented a petition in opposition containing 58 names to the Board.

Mr. Charles Horn, 725 Cleo St., spoke in opposition.

Mrs. W. Byrd, 733 Cleo St., spoke in opposition and was worried for the children who use this side of the street to walk to school and the shopping center.

Mrs. D. W. Amacher, 718 Cawood St., spoke in opposition and called this request spot zoning.

Mrs. M. F. Sullivan, 746 Cleo St., spoke in opposition.

Ten (10) people were present with interest in the rezoning.

Referred to the Zoning Committee.

Z-32-70

800 blk. Hein A-1 to C-2

Mr. Price Banks gave a brief presentation on the proposed rezoning. The request is by Paul D. Hein to rezone property in the 800 block of Hein Avenue from A-1 Family Residential District to C-2 Family Residential District. The area to be rezoned measured 150 ft. by 135 ft. and contains approximately 20,250 square feet.

The petitioner proposes to construct a two family dwelling on the west 70 ft. of

the property. The east portion of the site contains a two family dwelling.

The petitioner owns the west 150 ft. of the lot which is divided into 70 ft. and 80 ft. parcels. There is a non-conforming two family dwelling on the 80 ft. parcel and a small storage building on the 70 ft. parcel.

Zoning in the vicinity consists of A-1 Family Residential with F Commercial, J Parking and E-2 Drive in Shop at the corner of S. Washington Ave. and Miller Road.

Land use in the vicinity consists of single family dwellings with a considerable amount of land presently vacant. There is a gasoline service station and a food market at the corner of S. Washington and Miller Road.

Mr. Paul D. Hein spoke in behalf of the petition to rezone the property in the 800 block of Hein Ave. from A-1 Family Residential District to C-2 Family Residential District.

He pointed out that some of the property owners in the area who should have been notified of the public hearing did not receive notices.

Mr. Gaus asked if this property is presently platted as two lots.

Mr. Hein explained that he purchased the property in two parcels. In 1968, he purchased the west 70 ft. and in October of 1968, he entered into an agreement to purchase a non-conforming house as a two family and had to go through probate court and took possession of it on October 15, 1968.

Mr. Fink asked Mr. Hein if he lives on Hein Ave.

Mr. Hein stated that he lives on Lot No. 12 and also owns frontage on Washington between that which is zoned commercial and that which is on the corner of Hein and Washington. He owns 158 ft. frontage and the remaining portion, extending westward with a one family unit, his father owns.

Mr. Fink asked if Mr. Hein or his father owns the property directly south of the subject parcel.

Mr. Hein replied that he owns the frontage and his father owns the balance.

Mr. P. Hein's property is 130 ft. deep. He added that his original plans were to build a duplex on the 70 ft. lot but the Planning Department mentioned that it might be good to include both parcels. He felt that the present two family which faces onto Washington would be rezoned to two family if he does some remodeling.

Mr. Larry Todd, 808 Hein Ave., living with his parents at this address, presented the Board with two copies of a petition in opposition to the rezoning. The petition

contains 75 names. In going around with the petition, he found that only four people had received notices in the area he covered. The people who signed the petition live on Hein Ave., Daft St., and R G Curtiss. They find that A-1 Family Residential District is suitable for the area.

Mr. E. McClees, 1435 Wellington Rd., owner of 833 Hein Ave., described the ownership breakdown in the area and added that he is worried about renters who will be inhabiting the proposed duplex. He felt that renters downgrade the neighboring properties. He also felt that there would not be adequate parking allowed for the duplex and that a duplex does not blend in with an A-1 Family Residential neighborhood.

Mr. Todd, 808 Hein Ave., wondered if it is legal to build on a 70 ft. lot which has an easement running through it.

Mr. Fink felt that as long as the building is not on the easement, the lot is not reduced in any way.

Mr. Todd pointed out that the petitioner will only have 60 feet upon which to build

Mr. Hein stated that he can put a parking lot on the easement. However, if it has to be torn up, he is responsible for the cost and repair. He added that approximately 1000 feet away there is a beautiful non-conforming two family home which was built before the area was brought into the City. Also, there are some duplexes going in across from the school.

Mr. Black pointed out that the City has regulations governing the setback and minimum area on which a house can be built and the minimum amount of parking a person must have before he can obtain a building permit.

Mr. Todd emphasized that the neighborhood is against the rezoning.

Mr. Hotchkiss, 1116 David St., owner of the southwest corner of Hein and Washington agreed with Mr. Hein's statement that there is another duplex just up the street. He also felt that the renters of this type of duplex would not downgrade the neighborhood, and felt that this duplex will be an improvement to the area if it compares to the homes he has already built on the street.

Larry Todd, 808 Hein Ave., stated that Mr. Hotchkiss does not live on this street and that his property is adjacent to Mr. Hein's property. He repeated that the neighborhood would not be protected from bad renters. He also doesn't want multiple housing to spread to their neighborhood.

Mr. Hein stated that he now has a Spanish-American couple in the two family dwelling and he is careful to keep out renters like the first ones he leased to some time ago.

Discussion followed on how long the present dwelling has been a two family house and then personal feelings became involved.

Referred to the Zoning Committee.

Z-91-69

4700 blk. Sidney A-1 to B-1

Reverend Charles Tolbert of Galilee Baptist Church appeared in behalf of his request to amend his original petition, Z-91-69, to include Lot No. 78 of Eco Farms. He explained that at their present site, they only have to the end of the year to park on St. Joseph St. according to the State Highway Department. Also, there is repair work that needs to be done which they can't afford and they are unable to buy the houses next to them for parking. He proceeded to discuss the possible parking locations for the proposed parcel of land.

9:00 P.M. Mrs. Lange arrived.

Mr. Gaus asked why he proposes parking on the Sidney side of the lot.

Rev. Tolbert stated that it was just an idea.

Mr. Garfield Eaton, 4625 Ingham St. spoke in opposition. He stated that at the last public hearing he presented a petition with 90% of the neighborhood signing in opposition. He stated that Rev. Tolbert has only 2.4 acres where the Planning Board recommends 3 to 5 acres for a church and parking facilities. He pointed out that if the membership of the church increases there will not be enough parking facilities.

Reverend Tolbert pointed out where the parking is proposed and added that they are proposing to use one of the houses presently standing as a parsonage.

Mr. Erby, 2711 Reo Rd., stated that they definitely don't have enough land for a church, parking and a parsonage.

Mr. Eaton, 4625 Ingham St. asked what the congregation projection is for this church.

Rev. Tolbert replied that he could not give any definite figures what the congregation size will be in 5 years. However, they will have enough parking to allow 6 people per car.

Ruth Jakeway, 2711 Reo Road, spoke in opposition. She wondered if there was any way of preventing them from using the present buildings.

Mr. Charles Richey, 4615 Ingham Street, spoke in opposition. He wondered what would prevent them from selling the property at a higher price which would come with the rezoning of the property.

Ten (10) people from the church were present in favor of the rezoning.

Seventeen (17) people were present in opposition.

Referred to the Zoning Committee.

RECESS: 9:35 P.M. to 10:05 P.M.

BUSINESS SESSION

Mr. Black announced that in accordance with the By Laws of the Planning Board, he has appointed the standing committees for next year. They are as follows:

EXECUTIVE COMMITTEE

Kenneth C. Black, Chairman
Richard E. Gaus, Vice-Chairman
Mrs. E. D. Lange

ZONING COMMITTEE

Richard E. Gaus, Chairman
Russell Fink
Ronald Pawlak

STREETS & SUBDIVISION COMMITTEE

Lloyd Reynolds, Chairman
Kenneth C. Black
Mrs. E. D. Lange

BUILDING & PROPERTIES COMMITTEE

Mrs. E. D. Lange, Chairman
Ronald Pawlak
Russell Fink

ORDINANCE COMMITTEE

Ronald Pawlak, Chairman
Kenneth C. Black
Glenn Harris

CAPITAL IMPROVEMENTS COMMITTEE

Glenn Harris, Chairman
Russell Fink
David Duncan
Lloyd Reynolds

FINANCE COMMITTEE

David Duncan, Chairman
Richard E. Gaus
Mrs. E. D. Lange

URBAN RENEWAL & HOUSING SITES

Russell Fink, Chairman
David Duncan
Lloyd Reynolds
Kenneth C. Black

ZONING COMMITTEE

Z-30-70

718 Cleo St. B-1 to J Parking

Motion by Gaus, seconded by Harris that the Planning Board recommend to City

Council that the petition by Mrs. Nora Rashid to rezone the property at 718 Cleo Street from B-1 Family Residential District to J Parking District be denied.

The site under consideration is adjacent to and north of the strip commercial and parking zoning along the north side of West Saginaw Street. The applicant proposes to use the rezoned area as additional parking space for the Westlawn Lanes Bowling Alley. There is a single family dwelling on the western portion of the lot which will be retained.

The request is not in keeping with the intent of the Zoning Ordinance in that it would result in an insufficient usable rear yard for the residence. Section 36-44(2) requires a rear yard of not less than 25 feet in B-1 Residential Districts. The useable rear yard in this case would be approximately 14 feet.

In addition, the remaining residential portion of the lot would be approximately 3740 square feet. Section 36-44(5) of the Zoning Ordinance requires a minimum of 4000 square feet per family.

The insinuation of a parking lot which would have intensive night use into what is now residential land use would also have a serious disruptive effect on the adjacent properties. Night lighting of the lot would be an additional nuisance. It would further set a precedent for other commercial uses along Saginaw Street to penetrate a relatively stable residential area already under pressure due to its location between a major oneway pair of arterial streets.

The Board recognizes that off-street parking is a necessity for the existing bowling alley; however, its proposed extension into the residential area would not be in keeping with sound zoning principles.

Motion carried by the following vote:

Yeas: Black, Fink, Gaus, Harris, Lange, Pawlak.

Nays: None.

Z-31-70

320, 324, 330 S. Clemens B-1 to D-1

Motion by Gaus, seconded by Harris that the petition by Russell A. Koch, Jr. to rezone property at 320, 324, and 330 S. Clemens from B-1 Family Residential District to D-1 Professional Office District be approved.

This request is a resubmission of an identical request filed November 10, 1969. The Planning Board recommended denial on January 7, 1970, and the City Council concurred in the denial on February 23, 1970. The reasons for the denial were as follows:

1. The Board was of the opinion that the proposed change would constitute a spot

zone and could very easily foster uncontrolled development along the north side of Kalamazoo St.

2. Lansing's housing market is in short supply of moderate-income housing, and to encourage the removal of the existing residences would only compound the problem.
3. The effect on the neighborhood would also be an important factor. Intensive use of this site would introduce additional traffic and activity into the area and possibly discourage general improvements to the adjacent properties in accord with the existing zoning.

A re-evaluation by the staff of the later request has revealed no change in conditions in the area which would warrant a reversal of the earlier decision.

Each of the existing residences is rated as "fair" in the Community Renewal Study of the area, with code enforcement and minor rehabilitation recommended. Such an approach, if implemented, would tend to improve and stabilize the existing residential neighborhood. In addition, each of these dwellings is oriented toward a residential street and do not constitute an inconvenience of traffic hazard relative to Kalamazoo St.

It should also be noted that these residences are well situated in relation to conveniences. They are located on a bus route and are within walking distance of shopping facilities. A park and an elementary school are also nearby.

The Master Plan designates this property and the surrounding area as residential; however, property along Kalamazoo Street area has been kept relatively clear of land use activities excluded by the Master Plan. The granting of this request would most likely result in renewed interest in rezoning other properties and therefore pose new problems for the area.

Motion failed by the following vote:

Yeas: Fink, Harris, Lange.

Nays: Black, Gaus, Pawlak.

Z-32-70

800 blk. Hein A-1 to C-2

Scheduled for a rehearing on August 18, 1970.

Z-91-69

4700 blk. Sidney A-1 to B-1

Motion by Gaus, seconded by Pawlak that the petition by Reverend Charles S. Tolbert of the Galilee Baptist Church to rezone property in the 4700 block of Sidney St.

known as Lot 78 of the plat of Eco Farms Subdivision, City of Lansing from A-1 Family Residential District to J Parking District be granted.

Prior to voting on this matter the Planning Board discussed the type of development proposed and the desirability of having plans for their review.

Motion failed by the following vote:

Yeas: Black, Gaus, Pawlak.

Nays: Fink, Harris, Lange.

P-5-70

Long Commerce Park Preliminary Plat

Motion by Pawlak, seconded by Harris that the preliminary plat of Long Commerce Park be approved subject to the provision that the previous sidewalk requirements be waived.

Motion carried by the following vote:

Yeas: Black, Fink, Gaus, Harris, Lange, Pawlak.

Nays: None.

P-11-69A

Beaujardin No. 1 Final Plat

Motion by Pawlak, seconded by Harris that the request by Walter Kassuba Real Estate Company for consideration and approval of the final plat of Beaujardin Subdivision No. 1 be approved subject to the following conditions:

1. Financial security is to be posted in the amount specified by the Public Service Department prior to the signing of the plat and the affixing of the municipal seal.
2. Utility easements shall be provided as required by the Board of Water and Light.
3. The subdivision is to be developed in accord with the approved community unit plan for the property.

Motion carried by the following vote:

Yeas: Black, Fink, Gaus, Harris, Lange, Pawlak.

Nays: None.

P-11-69B

Beaujardin No. 2 Final Plat

Motion by Pawlak, seconded by Harris that the request by Walter Kassuba Real Estate Company for consideration and ap-

proval of the final plat of Beaujardin Subdivision No. 2 be approved subject to the following conditions:

1. Financial security is to be posted in the amount specified by the Public Service Department prior to the signing of the plat and the affixing of the municipal seal.
2. Utility easements shall be provided as required by the Board of Water and Light.
3. The subdivision is to be developed in accordance with the approved community unit plan for the property.

This recommendation was by the following vote:

Yeas: Black, Fink, Gaus, Harris, Lange, Pawlak.

Nays: None.

Lot Split 024

1731 Reo Road

Motion by Pawlak, seconded by Harris that the request by George Ortan to divide the property commonly known as 1731 Reo Road be approved.

The proposed lots would be in conformance with much of the existing development in the area, and would not have an adverse effect on the surrounding residences.

Motion carried by the following vote:

Yeas: Black, Fink, Gaus, Harris, Lange, Pawlak.

Nays: None.

Regarding P-11-69, Mr. Fink wondered about the possible extension of Dunkel Drive to Cavanaugh Road.

Motion by Fink, seconded by Harris that the staff check into the extension.

Motion carried by unanimous vote.

BUILDINGS AND PROPERTIES

City Market Architectural Study—Progress Report

Mr. Jim Spackman reported that the River Walk Committee and the Buildings and Properties Committee are working on possible plans and site designs for River St. The City has the property fairly well optioned and has some idea as to the cost of the architectural proposals.

URBAN RENEWAL

Community Renewal Program Progress Report

Mr. Fink passed out a resolution to the Board members.

He discussed the background to the sign ordinance for Urban Renewal Project No. 1 (R-87).

He asked that this resolution be read at the public hearing which Council is holding this Monday on Urban Renewal Project No. 1 and the sign ordinance. He also requested that the Planning Board chairman attend the public hearing.

Motion by Fink, seconded by Pawlak that the Planning Board approve a revision to the proposed sign regulations for Urban Renewal Project No. 1, Mich. R-87 and also propose a resolution of support to the above mentioned sign regulation as follows:

WHEREAS, the Planning Board considered the sign regulations for Urban Renewal Project No. 1, Mich. R-87, and were referred to the Ordinance Committee of the Planning Board for study and recommendation at their meeting of December 19, 1969; and

WHEREAS, sign regulations from other cities were reviewed as comparables, and

WHEREAS, the Planning Board, by resolution, recommended to the Urban Redevelopment Board that restrictive regulations in respect to exterior signs, be included in the Urban Renewal Project No. 1 Plan Revisions, and

WHEREAS, the Planning Board believes that the proposed sign regulations will enhance the overall visual environmental and aesthetic quality of the Urban Renewal Project and do hereby support these sign regulations.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board unanimously recommends that City Council approve these sign regulations as submitted in the Development Plan for Urban Renewal Project No. 1, Mich. R-87.

The Board had previously recommended a clause which contains a revision which has the effect of including public, tax supported, educational institutions to erect free standing identification signs.

After further consideration and discussion, the Board recommended that this specific language be omitted in the Urban Renewal Plan as follows:

Paragraph 2, pages 5 and 6, after the words "shall be permitted," omit the words, "except that public, tax supported, educational institutions may erect free standing signs."

Motion carried by the following vote:

Yeas: Black, Fink, Gaus, Harris, Lange, Pawlak.

Nays: None.

Mr. Fred Shoemaker reported that in response to Councilman Belen's request to compare Lansing's proposed sign ordinance to several others, he has prepared a list of comparisons which he presented to the Board.

He proceeded to give a slide presentation depicting the differences between good and bad signs.

Public Hearing on Aug. 10—Plan Development Changes On Urban Renewal Project No. 1 (R-87).

Acknowledged.

Mr. Fink pointed out that the Redevelopment Board is putting together a brochure on the Washington Ave. Mall. These will be distributed throughout the community.

ORDINANCE

Joint Meeting with Board of Water and Light re: amending the Subdivision Regulations—Underground Wiring.

No Report.

Progress Report On the Zoning Ordinance.

Vilican Leman and the City Attorney are working on it presently and within approximately 60 days it will be before the Board.

Land Use Development—State Capitol Complex—Progress Report.

Harland Bartholomew has presented a proposal and Mr. Guernsey is presently in Washington, D. C. for three days and hopes to contact two or three other planners of international reputation to see if they would be interested in making a proposal. There will be a report at the next meeting.

CAPITAL IMPROVEMENTS

No Report.

FINANCE

No Report.

EXECUTIVE COMMITTEE

Zoning Policy and Assessment Practice.

Referred to the Ordinance Committee.

PLANNING DIRECTOR'S REPORT**Personnel.**

Mr. Spackman reported that the addition of staff to Model Cities will be funded through federal funds and this is presently being worked out with Mr. Bodwin.

OTHER COMMUNICATIONS

No Report.

NEW BUSINESS

Mr. Rowland Stebbins appeared before the Board and suggested that a meeting with the old Planning Board members be held periodically and that a seminar for Planning officials throughout the area be held annually for an information exchange.

Moved by Fink, seconded by Pawlak that Mr. Gaus be excused from the mid month meeting as he will be on vacation.

Motion carried by unanimous vote.

Moved by Gaus, seconded by Fink that Mr. Pawlak be excused from the mid month meeting as he will be on vacation.

Motion carried by unanimous vote.

ADJOURNMENT: 11:15 P.M.

RAYMOND C. GUERNSEY,
Secretary,
Lansing Planning Board.

OFFICIAL PROCEEDINGS OF THE HUMAN RELATIONS BOARD OF THE CITY OF LANSING

Proceedings, August 13, 1970

The meeting was called to order by the Chairman, Mr. Patrick Kelley, at 4:00 p.m. in City Hall.

The prayer was offered by Anselmo Rodriguez.

ROLL CALL

Present: Dramis, Eustace, Kelley, McManus, Nichols, Rodriguez, Wuenschel.

Absent: Ansley, Cutler, Dunnings, Eliasohn, Silvas.

Visitors: Dr. Dan Beasley, Miss Daun Dickie, Captain Donald Jackson, Sgt. William Ryan, and Mrs. Donna Sweeny.

PETITIONS

There were 3 FORMAL, 3 INFORMAL and 2 CONTINUING complaints for the period of July and August, 1970.

FORMAL

1—A continuation of a complaint from a woman alleging discriminatory citation

for eviction. Landlord requested payment for damages. Complainant alleged that the landlord was acting on report from contractor and would not arrange to see apartment. On July 10, complainant informed this office that the respondent advised her to disregard all previous letters sent by him. Therefore, the complainant stated there was no need to continue with this complaint.

1—A continuation of a complaint from a woman alleging discrimination in renting. The complainant informed this office that she had obtained another apartment and did not want to take time to bother about this matter.

1—A complaint received from a lady alleging discrimination in eviction. Complainant feels she is being evicted because of her "black" friends and the prejudices of the other tenants.

Investigation — found that many complaints had been received by the apartment manager from tenants, i.e., loud music, stolen articles found in their possession, loitering of friends outside apartment and the discipline of child.

Conclusion — The complainant was informed of the evidence and given adequate time to move.

the bonds are payable and a statement of the conditions under which additional bonds of equal standing may be issued, and the general covenants and terms and conditions upon which the bonds will be issued and upon which additional bonds of equal standing may be issued, reference is made to the above Ordinance No. 18A. An Official Statement containing full information, and the Official Bid Form, may be had upon request to the undersigned, or the Municipal Finance Consultants of the City, Paul D. Speer & Associates, Inc., 20 North Wacker Drive, Chicago, Illinois 60606. Area Code 312—FInancial 6-0858.

RAYMOND W. BURGESS,
Director of Finance,
City of Lansing

APPROVED:

_____, 19____
STATE OF MICHIGAN
MUNICIPAL FINANCE COMMISSION

Ayes: Councilmen

Nays: Councilmen

Motion declared adopted.

THEO FULTON,
City Clerk,
City of Lansing.

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Lansing, Ingham, Eaton and Clinton Counties, Michigan, at a regular meeting on _____, 1970, the

original of which is a part of the Council's minutes.

THEO FULTON,
City Clerk,
City of Lansing.

By the Committee of The Whole—

Resolved by the City Council of the City of Lansing:

That because of the condition of the city's financial position brought on by reduced revenues related to the General Motors strike, a moratorium be declared on hiring for positions in City government is hereby declared.

Be it further resolved that all department heads be hereby notified to carefully review their budgets so that any expenditure for major items and any contracts awaiting execution may wherever possible be temporarily postponed.

The only exception to the above policy would be where only federal funds are expended or the public safety is involved.

Adopted by the following vote:

Unanimously.

Council adjourned at 8:30 P.M.

THEO FULTON,
City Clerk.

Lansing, Michigan

October 12, 1970

F/B/M

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, August 18, 1970

Meeting was called to order by Chairman Black at 7:58 P.M.

ROLL CALL

Present: Black, Fink, Harris, Lange, Reynolds—5.

Absent: Duncan, Gaus (excused), Pawlak (excused)—3.

HEARINGS

P-9-70 Bonnie Brair Estates

Mr. LaVern Hendryx, engineer, and Tom Mulder, owner, appeared in behalf of the request by Geert D. Mulder & Sons for consideration and approval of a Preliminary plat known as Bonnie Briar Estates. The property under consideration consists of approximately 14 acres having frontage

in the 300 blk. of Willoughby Road. The developer proposes to develop 42 single family lots on the site.

Mr. Fink commented that if the street was curvilinear, a greater density would be created which would benefit the developer and the City.

Mr. Guernsey pointed out that the land is low and it is impossible to create a cul de sac to increase the density.

Mr. Hendryx stated that the houses will range from \$21,000 to \$24,000 and that a portion of the property may be deeded to the City.

No one spoke in favor or opposition to the request.

Referred to the Streets Committee.

Z-32-70 800 blk Hein A-1 to C-2

Mr. Paul Hein appeared in behalf of his request to rezone property in the 800 blk. of Hein Ave. from A-1 Family Residential District to C-2 Family Residential District.

Mr. Hein gave a brief description of the proposed duplex.

Mr. Reynolds asked if the present house on the lot is non conforming.

Mr. Hein stated that it was a two family home about 18 years ago when the property was outside of the city.

Discussion followed on the exact location of the proposed duplex.

Mr. Reynolds asked if he has considered rezoning the property between the subject property and the commercial land C-2 Family Residential District or DM Multiple District.

Mr. Hein replied that he is only interested in building a duplex on the subject property and the commercial land to C-2 Family Residential District or DM Multiple District.

Mr. Hein replied that he is only interested in building a duplex on the subject property at present. He proceeded to present a plan of the proposed duplex to the Planning Board.

Mr. Guernsey read a letter of opposition from Mr. and Mrs. D. Little, 1227 Dakin St.

Miguel Infante, address unknown, spoke in opposition.

Ralph Hogle, 817 R.G. Curtiss Ave. spoke in opposition.

Ten (10) people were present in opposition.

Referred to the Zoning Committee.

Mr. Hein asked that his request be withdrawn as there is such strong opposition to it in the community.

Mr. Fink asked that Mr. Hein write a letter to the Zoning Committee supporting this statement.

BUSINESS SESSION MINUTES

Motion by Fink, seconded by Reynolds that the minutes of July 21, 1970 be approved.

Motion carried by unanimous approval.

ZONING

No action taken as there were not six Board members present.

STREETS

P-9-70 Bonnie Briar Estates Preliminary Plat

Motion by Reynolds, seconded by Harris that the request by Geert D. Mulder and Sons for consideration and approval of a preliminary plat known as Bonnie Briar Estates be tabled until an agreement can be reached concerning the disposition of the parcel the developer proposes to deed to the city.

Motion carried by unanimous vote.

Lot Split .027 Bristol Road

Motion by Reynolds, seconded by Fink that the request by Don Tamburino to divide Lots No. 79, 80, and 81 of Supervisor's Plat of Prosperity Farms No. 1 into six buildable lots average size being 52.6 ft. wide by 362 ft. deep, be split as follows:

1. The north 60 ft. of the west 120 ft. of Lot No. 81, Supervisor's Plat of Prosperity Farms No. 1.
2. The west 120 ft. of Lot No. 81 except the north 60 ft. and the north 20 ft. of the west 120 ft. of Lot No. 80 Supervisor's Plat of Prosperity Farms No. 1.
3. The south 60 ft. of the north 80 ft. of the west 120 ft. of Lot No. 80, Supervisor's Plat of Prosperity Farms No. 1.
4. The west 120 ft. of Lot No. 80 except the north 80 ft., and the north 40 ft. of the west 120 ft. of Lot No. 79, Supervisor's Plat of Prosperity Farms No. 1.
5. Lot No. 79 except the north 40 ft. of the west 120 ft. and Lot No. 80 except the west 120 ft. and Lot No. 81 except the west 120 ft., Supervisor's Plat of Prosperity Farms No. 1.

The proposed division would create sub-standard lots in that the resulting lots would not have required 60 ft. maximum depth to width ratio of $2\frac{1}{2}$ to 1.

The Board believes that better use could be made of the property if the lots were split so as to create four lots which would meet the design standards set forth in the subdivision ordinance and one larger irregular shaped parcel which could be included in a plat at some future date.

Motion carried by the following vote:

Yeas: Black, Fink, Harris, Lange, Reynolds.

Nays: None.

Railroad Grade Crossing Problem

Mr. George Mayer of the Planning Department Staff discussed the problem.

He stated that there are two entrances from the South and Southeast of the City which run west towards the Oldsmobile property. The two railroads, at one point, run within several feet of each other but do not connect.

He then summarized the report which was presented to each Board member.

He added that it is anticipated that discussions with officials concerning this problem will resume in the fall.

Mr. Guernsey pointed out that if the two railroad tracks are interchangeable, time and land will be saved. It will also save money on grade separations.

Mr. Harris wondered what actually ties up the traffic.

Discussion followed.

Further discussion followed on the Reo property. The matter will be brought up at a future Board meeting.

Logan Street Alignment Request

Mr. Guernsey stated that there are presently two groups interested in the realignment of Logan Street and the relocating of businesses.

The Board has authorized the Staff to prepare a request for funds from the State Highway Department to see how this program might help the residents and the businessmen of the area. There is hope that funds will be received to do a market analysis which will help the businessmen relocate.

This request for funds is nearly complete and will be submitted to the Board in the next couple of weeks.

A report on the status of the Logan Corridor was passed out to each Board member.

Mr. Fink wondered if it is possible to expand the CRP study to include this aspect.

Mr. Guernsey pointed out that the Planning Department now is now responsible for the Model Cities Program, Community Renewal Planning, Redevelopment Planning, and the traditional City planning that is carried on. Four studies are presently being developed which affect these areas. They are the Model Cities Program, the Central City Study, and the land use study around the Capitol Complex and the alignment study for Logan Street.

He felt that all these studies should be coordinated, not just the Logan Corridor and the Central City Study.

Mr. Fink added that this proposed market analysis is an expensive program and should relate to the other programs if it is to be beneficial.

Mr. Guernsey advised that it would be better if the procedure to obtain funds is through the Highway Department and then coordinate it with Model Cities and CRP. In other words, the same consultant could be used.

Discussion followed regarding the necessity of a market analysis.

Mr. Black pointed out that a study should be completed so that an area can be designated for relocation to alleviate the possible problem of spot zoning which will result from the alignment.

Mr. Reynolds added that these businesses have local customers and if they must be relocated, they will look for land in the same general area. A shopping center would eliminate the problem and expense of finding new commercial land and the formation of spot zoning.

Mr. Guernsey said that the study should be completed in four to five months.

BUILDINGS AND PROPERTIES

City Market Architectural Study Report

Mrs. Lange reported that the committee is aiming for the first of September as a deadline for the feasibility of the River Street site. Traffic, parking and access stalls were discussed at the committee meeting.

She added that if the River Street site isn't perfect for the market, then the present market will be updated and remodeled.

Mr. Guernsey explained that the firm of Frank and Stein, architects is doing the study and the City has an option on the River Street property which ends in October. This is the reason for the September 1 deadline.

URBAN RENEWAL AND HOUSING**Community Renewal Program Progress Report**

Mr. Fink reported that the staff and committee are close to a final semi review of the participants for the two principle areas of the CRP program—Housing and Economic Analysis. Their proposals will be received by the first part of next week. So, at the next meeting there will be some recommendations for the approval of some consultants to work with the staff on the CRP program.

Interim Bonding Committee

Mr. Fink reported that the committee met and discussed the resolution which was tabled at the last Planning Board Meeting pending a more complete analysis. Mr. David Gay of the Planning Staff discussed it with them.

Mr. Gay is working on an analysis which will be presented to the Board in the near future.

Mr. Guernsey explained that Mr. Gay is a part time employee who served as a planning director in a city, a county and a regional planning office. He has returned to Michigan State University to obtain an advanced degree.

Public Hearing on Plan Development Changes on Urban Renewal Project No. 1 (R-87)—Report

Mr. Fink reported that he was unable to attend the meeting, however, Mr. Black was in attendance and can make a report.

Mr. Black stated that Mr. Rosa, a gentleman for Lansing Community College and Mr. White from the Chamber of Commerce asked that the matter regarding the sign ordinance be referred to the committee so that businessmen and members of the sign companies can review and comment on it.

Mr. Fink mentioned that the Redevelopment Board is developing a brochure on the Washington Avenue Mall and has decided to develop a contest for choosing the name for it. The downtown merchants are participating in the formation of this brochure.

Mr. Black stated that he was curious as to what the status is of the signs on S. Washington Ave., from Michigan Ave. to Kalamazoo and so he had his staff make up a list of their findings. The list consists of signs which conform, partially conform, and do not conform to the proposed zoning ordinance's specifications.

He presented the list to Mr. Guernsey for his review.

Mr. Fink commended Mr. Black and his office on providing the City with this information.

ORDINANCE**Joint Meeting with Board of Water and Light re: Amending the Subdivision Regulations—Underground Wiring**

The Board of Water and Light has received the rough draft of the proposed regulations for underground wiring and has reviewed and made suggestions on it. These suggestions have been returned to the Planning Department and Mr. Black referred them to the Ordinance Committee.

Progress Report on Land Use Development Study—Michigan Capitol Complex

Yesterday the representative from the Doxiadis firm in Washington, D. C. was in Lansing to discuss their proposal on this study.

Zoning Ordinance

Mr. Guernsey reported that he has a meeting with the City Attorney, attorney consultant, and planning consultant this Thursday in Troy, Michigan to go through the draft copy with them.

Zoning Policy and Assessment Practice

No action taken.

CAPITAL IMPROVEMENTS

No Report.

FINANCE

No Report.

EXECUTIVE**Joint State of Michigan—City of Lansing Planning Committee**

Reported previously.

PLANNING DIRECTOR'S REPORT**Progress Report**

Mr. Guernsey reported that the Department is currently making sure that all the studies which are now being undertaken are coordinated in work elements. This method will save time and money, eliminate overlapping of work and eventually all this information will be put on data cards.

Planning Weekend

Mr. Brown suggested the last weekend in September or the first weekend in October as the date of the weekend.

He explained that it will be a seminar for the Board members, representatives of City Hall, Tri County, Education faculties, and health facilities to discuss the relation of planning and long range direction.

He suggested that the Boy Scout Camp, Camp Kewana, Southeast of Mason, be used for the site of the gathering.

Mr. Black asked that the staff find out the reaction from the other Board members and report back.

It was pointed out that Mr. Guernsey has information available on the ASPO National Conference in Milwaukee.

Mr. Fink suggested that the Building Inspector be notified by the Staff that the building at the dead end of Walnut St. should be condemned. He suggested acquiring the land for parkland and the people in the neighborhood are in favor of expanding Edmore Park.

Referred to Mr. Guernsey.

Personnel

Referred to the end of the meeting.

NEW BUSINESS

Service Station Study

Motion by Fink, seconded by Reynolds that the Service Station Study be referred to the Ordinance Committee for a recommendation.

Motion carried by unanimous vote.

July 10, 1969 Planning Board Minutes

Mr. Black suggested that the names of

the members present should be added to the minutes.

So ordered.

Rules and Regulations

Mr. Black suggested that the Rules and Regulations be changed so that the Chairman and Vice Chairman are limited to terms of no longer than two consecutive years.

Referred to the Executive Committee.

Letter from Fine Arts Council

Acknowledged.

Motion by Fink, seconded by Reynolds that Mr. Guernsey be appointed as advisor to the Lansing Fine Arts Council.

Motion carried by unanimous vote.

Personnel

Mr. Guernsey reported to the Board his decision to terminate the employment of Mr. J. Schneeberger. Discussion followed. It was moved by Harris, seconded by Fink that the Board concur with the Director's decision.

Motion carried by the following vote:

Yeas: Black, Fink, Harris, Lange, Reynolds.

Nays: None.

Adjournment: 10:00 P.M.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, September 1, 1970

The meeting was called to order at 7:35 P.M. by Chairman Black.

ROLL CALL

Present: Black, Gaus, Harris, Pawlak, Reynolds.

Absent: Duncan, Fink (excused), Lange.

HEARINGS

Z-33-70 5528 S. Logan A-1 to DM:1

Mr. Vincent Nelson, representing the petitioner James Frost, appeared in behalf of the petition to rezone 5528 South Logan from A-1 Family District to DM:1 Multiple Dwelling District.

He was present to answer any questions which might arise.

No one spoke in opposition.

Referred to the Zoning Committee.

Z-34-70 SW Corner of Cavanaugh Rd.
and Pennsylvania Ave.
F and J to D-1

Mr. Romayne Hicks, realtor, representing the Lansing Teachers Credit Union, appeared in behalf of the petition to rezone property at the SW corner of Cavanaugh Road and Pennsylvania Ave. from F Commercial and J Parking Districts to D-1 Professional Office District.

He explained that the petitioner would like to have the entire parcel zoned D-1 so that the balance of five acres is kept in harmony with the building. He then proceeded to give a brief history of their present location and illustrated how they have outgrown it.

Mr. Henry Novel, manager of the credit union and Mr. Charles OpDyke, architect for this organization were present in order to answer any questions.

A rendering of the proposed building was presented to the Board.

Mr. Reynolds asked Mr. Hicks if the credit union plans on doing anything with the gas station on the corner.

Mr. Hicks replied that it is not part of the parcel.

No one spoke in opposition.

Referred to the Zoning Committee.

Councilmen Gunther and Adado were recognized as being present in the audience.

Z-35-70 115-129 S. Holmes St C-2 to J

Mr. Dick Neller, representing Walter Neller Enterprises, Inc. appeared in behalf of the petition to rezone property at 115-129 S. Holmes St. from C-2 Family District to J Parking District.

Mr. Reynolds asked if these lots which his company is acquiring are occupied.

Mr. Neller replied that the company has owned these lots for many years and that there are buildings on them.

Lewis Williams, 128 S. Holmes St. stated that he has no objections to the petition but would like to know when the houses are going to be torn down.

Mr. Neller replied that they don't have a time table set.

Mr. Reynolds asked Mr. Williams if he wants the houses torn down immediately rather than remain vacant.

Mr. Williams replied that he does wish that the houses would be torn down immediately.

Referred to the Zoning Committee.

Z-36-70 1416 Jerome St. C-2 to DM

7:50 P.M. Mrs. Lange arrived.

Mr. Ralph Moore, petitioner, appeared in behalf of the petition to rezone property at 1416 Jerome St. from C-2 Family Residential District to DM Multiple Dwelling District.

He presented a letter to each member of the Planning Board.

A resident of the house on the subject property presented the Board with a sketch of the proposed building and landscaping.

No one spoke in opposition.

Referred to the Zoning Committee

**Z-37-70 900 blk. East Miller Road
J Parking to G-2**

Mr. Bill Forgraves, representing Miracle Mile, Inc., appeared in behalf of the petition to rezone property in the 900 block of East Miller Road from J Parking District to G-2 Wholesale District.

He stated that they would like to put parking in front of the lot as they have a problem with soil conditions and the land rises towards Pennsylvania Ave. Also this zoning would make the land conform with the present development on Pennsylvania Avenue.

Mr. Pawlak asked if they are planning on increasing the parking in the front.

Mr. Forgraves replied yes, that they will increase it tremendously. It will be landscaped.

No one spoke in opposition.

Referred to the Zoning Committee.

**Z-38-70 803 to 817 N. Logan
B-1 Family to E-2**

Mr. Hannibal Aboud, representing Mr. and Mrs. Robert Black, Mrs. F. Purcell and himself, appeared in behalf of the petition to rezone property at 803 to 817 N. Logan St. from B-1 Family Residential District to E-2 Drive In District.

He stated that this was petitioned for one year ago but it was denied because the size of the parcel was too large. They have substantially reduced the land area and are prepared to maintain the residences on Clyde and on the recommendation of the Board to either move or erect a new property or a new home on the vacant lot on Clyde (the fourth lot from Oakland). They have been recommended not to erect a property or a home on the corner in order to leave it as a clear vision corner. They have made arrangements with the Michigan State Highways Department in conformance with the recommendation of the Traffic committee to purchase their excess property and grant them a 17 foot right turn lane on Logan.

A marketing representative and engineer was present in the audience from the Shell Oil Company to answer any questions.

Mr. Pawlak asked if they propose to build three houses on lot No. 5.

Mr. Aboud replied that they propose to follow the Board's recommendation.

Mr. Black asked if Mr. Aboud owns these properties and if he plans on continuing to own them.

Mr. Aboud answered that one is owned by Mr. Robert Parks and the other, he owns.

Mr. Jim Streeter, representing the Shell Oil Company, assured the Board that they want to be "good neighbors" in the community. He stated that they plan on building a ranch type station and screening will be provided as recommended by the Board.

Mr. Black read a letter of opposition from the First Presbyterian Church.

Mr. Douglas Jones, who lives across the street from the proposed buffer zone presented a petition containing 121 names in opposition to the Board. He also presented a sketch showing where these people live.

Thirty nine (39) people were present in the audience in opposition to the petition.

Mr. Jones asked what will happen to the houses next to the subject parcel if it is rezoned.

Mr. Guernsey replied that they will remain A-1 Family Residential.

Mr. Jones then asked if this proposed lot split would allow these lots to be substandard.

Mr. Guernsey replied that as he understands it, the lots can be increased in size in a side direction and they must comply with the City Codes.

Mr. M. Spitzley, property owner at 809 Clyde Street, asked who owns the lots.

Mr. Black reported that Mr. Aboud and Mr. R. Parks owns them.

Mr. Spitzley opposed the rezoning.

Patricia Harlow, owner of 810 N. Logan St., spoke in favor of the rezoning. She added that there are no objections from the residents in 803, 805, 813, 817, 808, 810, 814, 904, and 920 N. Logan Street.

Sister Mary Janice, Administrator of St. Lawrence Hospital, spoke in opposition to the rezoning because of the potential increase of noise level and other factors.

Mrs. Lange, 819 N. Logan St. spoke in opposition.

Mrs. Higgins, 818 Clyde spoke in opposition.

Referred to the Zoning Committee

Z-39-70 3534-3536 & 3538-3540 W. Jolly Rd.

Mr. Black read a letter from Mr. Abood dated September 1, 1970, asking that the public hearing be postponed until the first meeting in October. He asked if anyone would like to speak on the rezoning before it is referred to the committee.

Mr. Richard Bryant, 3601 Louisa, asked if this will be a two family co-op.

Mr. Black replied that it is proposed for two family occupancy.

Richard Bryant stated that there is not enough room to build another two family unit behind the present one.

Referred to the Zoning Committee.

Z-40-70 NE Corner Jolly and Pennsylvania Ave.

Mr. Sullivan, representing Reproco, Inc., appeared in behalf of the petition to rezone property at the northeast corner of Pennsylvania Avenue and Jolly Road from E-1 Drive In Shop District to E-2 Drive In Shop District. He added that Reproco is a holding company for Philips Petroleum.

Mr. Sullivan stated that they are planning on revamping the station and spending approximately \$40,000. This is to improve the roof, interior, light fixtures, shelves, stone, etc. If the petition is approved, Mr. Sullivan indicated that they will go to the Lansing Board of Appeals to request a variance in order to gain another bay.

Mr. Harris asked what type of screening they have planned for on the north side of the property.

Mr. Sullivan answered that they will do whatever the Board desires but they prefer to use an evergreen hedge (6 feet) on the North and East line.

Mr. Guernsey asked if they have any screening plans for the boulevard section.

Mr. Sullivan stated that they will have a plastic, anchored plant. This screening has won several awards.

No one spoke in opposition.

Referred to the Zoning Committee

Z-32-70 800 blk. Hein A-1 to C-2

Mr. Hein submitted a letter to the Board as a matter of record.

RECESS: 8:45 to 9:38 P.M.

Mr. Duncan arrived at 9:15 P.M.

BUSINESS SESSION

Approval of Minutes

Motion by Gaus, seconded by Reynolds, that the minutes of August 4, 1970, be approved as printed.

Motion carried by unanimous approval.

ZONING COMMITTEE

Z-33-70

Motion by Gaus, seconded by Reynolds that the Planning Board recommend to the City Council that the petition by James Frost to rezone property at 5528 S. Logan from A-1 Family District to DM:1 Multiple Dwelling District be granted.

This site is located in an area which was annexed to the City in 1964. There is no public sewer system service in the area. This area contains scattered residential and commercial establishments and as yet is undeveloped for urban use.

The Logan Street Policy Plan calls for 10-20 dwelling units per acre at this site. Rezoning of this parcel to DM:1 would be in keeping with this policy. Logan Street as a major arterial meets one of the necessary criteria for multi-family dwelling. High density development in this case would not result in over crowding small residential streets.

The Board believes that in line with the deteriorating conditions prevailing along Logan Street, this proposed zoning would be a positive step toward improving the environment. The subject site is large enough and self containing. It is not foreseeable that any negative effects will result from multiple development here.

Motion carried by the following vote:

Yeas: Black, Gaus, Harris, Pawlak, Reynolds, Duncan, Lange.

Nays: None.

Z-34-70

Motion by Gaus, seconded by Pawlak, that the Planning Board recommend to City Council that the petition by the Lansing Teacher's Credit Union to rezone property on the Southwest Corner of Cavanaugh Road and Pennsylvania Avenue from "F" Commercial District and "J" Parking District to "D-1" Professional Office District be denied as filed, and that the West 150 feet of the South 770 feet of the property be zoned "J" Parking, and the balance of the property be zoned "D-1" Professional Office District.

The Board found, based on testimony and evidence, that the property under consideration is presently zoned "F" Commercial

and "J" Parking Districts, and that the zoning districts are so established that development and placement of buildings are limited. The Board also believes that the proposed office development will provide a more compatible land use relationship with development in the vicinity.

The site plan submitted for the development is relatively well conceived, featuring four buildings with landscaped front yards, and parking at the rear of the site. Access to the site is from Pennsylvania Avenue and Cavanaugh Rd.

The Planning Board further requests that dense evergreen plantings of a mature height of 5 ft. to 5 ft. 6 in. be provided along the south and west property lines, except for a 20 foot set-back on Pennsylvania Ave. and Cavanaugh Road, said screening plan to be submitted to the Planning Department for review and approval prior to installation.

Motion carried by the following vote:

Yeas: Black, Gaus, Harris, Pawlak, Reynolds, Duncan, Lange.

Nays: None.

Z-35-70

Motion by Gaus, seconded by Pawlak, that the Planning Board recommend to City Council that the petition by Walter Neller Enterprises, Inc. to rezone property at 115-129 S. Holmes from C-2 family to J Parking District be granted.

This site is surrounded by commercial and parking uses. The development of parking at this site would meet a need for parking in this area due to the proximity of a hospital, medical building and other uses.

This site is adjacent to a developed J Parking District which according to the Assessor's records is owned by the petitioner. If this site is rezoned, it should be incorporated into the existing parking area in order to reduce the need for additional curb cuts.

Motion carried by the following vote:

Yeas: Black, Gaus, Harris, Pawlak, Reynolds, Duncan, Lange.

Nays: None.

Z-36-70

Motion by Gaus, seconded by Pawlak that the Planning Board recommend to City Council that the petition by Ralph Moore to rezone property at 1416 Jerome St. from C-2 Family Residential District to DM Multiple Dwelling District be denied.

The site is located within an area that has been considered for higher density resi-

dential. In fact, some land has been zoned DM Multiple. The Community Renewal Program indicated code enforcement for the entire area.

Field inspection reveals that the subject property is not properly maintained, lacking in outside maintenance, yards, parking areas, etc.

The lot in question contains 6,583 sq. ft. and lacks sufficient area for multiple use. The Board believes that a more intensive use of the site would contribute to over development, lacking in sufficient open space for both active and passive recreation.

The site is one which should be assembled with other parcels in the area providing for a more comprehensive development of the entire site.

Zoning as requested could foster uncontrolled development in the vicinity and could deter improvement on adjacent properties.

Motion carried by the following vote:

Yeas: Black, Gaus, Harris, Pawlak, Reynolds, Duncan, Lange.

Nays: None.

Z-37-70

Motion by Gaus, seconded by Pawlak, that the Planning Board recommend to City Council that the petition by Miracle Mile, Inc., to rezone property in the 900 blk. of East Miller Rd. from J Parking District to G-2 Wholesale District by approved and further recommended that a retaining wall be provided along the west property line.

The parcel under consideration was originally zoned J Parking District to provide access to businesses to the north fronting on Pennsylvania Ave. All of these businesses have access on Pennsylvania Ave. and have not taken advantage of the access provided by the J Parking District.

The Board is of the opinion that this proposed use will have no adverse effects on adjoining properties. The site and landscape plan submitted is relatively well conceived and provides approximately 1 parking space for every 200 sq. ft. of building area.

Motion carried by the following vote:

Yeas: Black, Gaus, Harris, Pawlak, Reynolds, Duncan, Lange.

Nays: None.

Z-38-70

Motion by Gaus, seconded by Pawlak, that the Planning Board recommend to City Council that the petition by Hannibal S. Aboud to rezone property at 803 to 817 N.

Logan St. from B-1 Family Residential District to E-2 Drive In District be denied.

This site was previously petitioned for in May of 1969. Although the petitioner has significantly reduced the size of the parcel petitioned for, the character of the area remains basically the same and the other reasons for denial of the petition still apply.

During the evaluation and processing of the first petition, sixty one land owning residents of the immediate vicinity and fifty eight parishioners of the church located across Oakland, signed a petition opposing the proposed rezoning.

A service station at this location would be out of character with adjoining residences and would adversely effect them through an increase in noise and activity.

Furthermore, this rezoning would in effect be creating four residential lots which would be far below the minimum size requirements specified in the Lansing Zoning Ordinance.

The aesthetics of service stations leave much to be desired. Signs, parked cars, stacks of oil cans, and tire displays, not to mention the necessary large paved surfaces would constitute visual blight when contrasted with the pleasing architecture of the church directly to the south.

Letters of opposition to such a change in zoning were submitted by the Westminster Presbyterian Church, St. Lawrence Hospital, and the West Side Neighborhood Association.

In conclusion, the Board believes that the strenuous opposition voiced by the citizens of Lansing, coupled with the blighting influence of such a use in an otherwise stable residential neighborhood, and the marring of the otherwise pleasant vista provided the Oakland Avenue motorist constitute overwhelming evidence that a service station would not be a compatible use at this location.

Thirty nine (39) people were present in the audience in opposition to this petition.

A petition consisting of 121 names was presented in opposition to the rezoning.

The motion was carried by the following vote:

Yeas: Black, Gaus, Pawlak, Reynolds, Duncan, Lange.

Nays: None.

Abstain: Harris.

Z-39-70

Motion was made by Gaus, seconded by Pawlak, that the Planning Board recommend to City Council that the petition by Richard J. Abood and William E. Rheaume

to rezone property at 3524 to 3540 W. Jolly Road from C-2 Family Residential District to Community Unit Plan, be tabled and set for the first meeting in October.

Motion carried by the following vote:

Yeas: Black, Gaus, Harris, Pawlak, Reynolds, Duncan, Lange.

Nays: None.

Z-40-70

Motion was made by Gaus, seconded by Pawlak, that the Planning Board recommend to City Council that the petition by Reproco, Inc. to rezone property on the northeast corner of Pennsylvania Ave. and Jolly Rd. from "E-1" Drive In Shop District to E-2 Drive In Shop District be denied as filed, and that the east 20 feet and the north 5 feet of the property be rezoned from E-1 Drive In Shop District to E-2 Drive In District.

The site under consideration presently contains a gasoline service station, a use which was once allowed in the E-1 District.

At the intersection of Jolly Road and Pennsylvania Ave. there are presently four gasoline service stations. The Staff is of the opinion that the intersection of two major streets is not a desirable location for service stations. The many curb cuts considered necessary by oil companies multiply the number of points of traffic conflict at such intersections and the clutter of signs, banners, and displays is distracting to the motorist.

Nevertheless, the service station presently existing on the parcel under consideration is obviously in need of improvements and additional screening to buffer adjoining properties. The dilemma therefore is whether to deny the petition and leave the facility non-conforming and unimproved, or to grant the rezoning and allow improvements and request additional screening.

The Staff believes that improvements and screening of this property would soften the adverse impact of this use on the residential neighborhood to the east, and could substantially reduce the distraction to motorists.

The Planning Board further requests that dense evergreen plantings, no less than 6 feet in height placed on 5 foot centers be provided along the north and east property lines except for a 20 foot set back on Pennsylvania Avenue and Jolly Rd.

Motion carried by the following vote:

Yeas: Black, Gaus, Harris, Pawlak, Reynolds, Duncan, Lange.

Nays: None.

Z-32-70

Motion was made by Gaus, seconded by Pawlak, that the Planning Board recommend to the City Council that the petition by Paul D. Hein to rezone property in the 800 blk. of Hein Ave. from A-1 Family Residential District to C-2 Family Residential District be denied.

It is the Board's opinion that the granting of this request would constitute a spot zone since the surrounding area is very predominately single family residential, the exceptions being non-conforming uses.

In addition, due to the extensive vacant land in the area, granting this request would be likely to foster uncontrolled development of a similar type to the point where more intensive use could change the nature of the area.

It should be noted that past attempts to rezone for more intensive use in this area have resulted in strong opposition by the local residents for the reasons stated above.

There were numerous objections to this proposal.

A petition in opposition was presented to the Board.

The motion was carried by the following vote:

Yeas: Gaus, Reynolds, Lange, Duncan, Black, Pawlak.

Nays: Harris.

STREETS COMMITTEE

P-5-70

Motion was made by Reynolds, seconded by Harris, that the Planning Board recommend and approve that City Council approve the final plat of Long Commerce Park, subject to the following conditions:

1. That financial security be posted in the amount specified by the Public Service Department prior to the signing and affixing of the municipal seal.
2. Clearance of the plat by the Board of Water and Light.
3. That either an abstract of title accompanied by an attorney's opinion as to the marketability of the land or a certificate of title insurance be submitted to the City Clerk prior to the signing and affixing of the municipal seal.

Motion carried by the following vote:

Yeas: Black, Gaus, Harris, Pawlak, Reynolds, Duncan, Lange.

Nays: None.

P-9-70

Motion was made by Reynolds, seconded by Harris, that the Planning Board recommend approval of the preliminary plat of Bonnie Briar Estates subject to the following conditions:

1. That the irregular shaped parcel adjacent to the east be included in the plat, and be identified by lot number. This will include a 60 foot right-of-way from the center line of Willoughby Road.
2. Final plat to be developed with public improvements as required by the Michigan State Plat Act, and Lansing Subdivision Ordinance.
3. All outside assessments shall be paid prior to final plat approval.
4. All lots shall be graded to drain to the street.
5. That all other necessary conditions as required by the different agencies be complied with unless otherwise modified.

Tentative approval of the preliminary plat is effective for a maximum period of twelve months.

Motion carried by the following vote:

Yeas: Black, Gaus, Harris, Pawlak, Reynolds, Duncan, Lange.

Nays: None.

Lot Split .028

Motion was made by Reynolds, seconded by Harris, that the Planning Board approve and recommend that City Council approve the request by Hubble Realty to divide property on the northwest Avenue into two parcels.

The developer proposed to divide the property into two lots to facilitate the construction of an additional single family dwelling. The proposed split would create one lot which would not conform to the design standards set forth in the Lansing Subdivision Ordinance. This lot will have a frontage of 61 feet, which is nine feet less than the 70 foot normally required for corner lots.

The property under consideration is presently unbuildable. The proposed split would facilitate the construction of a dwelling on a previously unmaintained lot. The Planning Board is of the opinion that this proposed split would have no adverse effects on surrounding properties.

Motion carried by the following vote:

Yeas: Black, Gaus, Harris, Pawlak, Reynolds, Duncan, Lange.

Nays: None.

Dunkel and Cavanaugh Road Report

Acknowledged by Mr. Guernsey (submitted to Board members in Staff Report).

URBAN RENEWAL AND HOUSING**Resolution regarding Public Housing Sites**

Motion by Pawlak, seconded by Reynolds that the public housing sites be approved as printed with the exclusion or changes of Nos. PHS-20-69, PHS-49-69, PHS-54-69, PHS-64-69, PHS-13-70, PHS-17-70, PHS-23-70, PHS-25-70, PHS-31-70, PHS-33-70, PHS-20-70.

Discussion followed on the distribution of public housing sites in the City.

Motion by Harris, seconded by Lange that the public housing sites be tabled until further information is obtained.

Discussion followed on what the result would be if the public housing sites are tabled.

Motion failed by the following vote:

Yeas: Harris, Lange.

Nays: Black, Duncan, Gaus, Pawlak, Reynolds.

Motion by Reynolds, seconded by Gaus, that the scattered public housing sites in Ward No. 2 be approved.

Motion failed by the following vote:

Yeas: Gaus, Harris, Lange, Reynolds.

Nays: Black, Duncan, Pawlak.

Original motion—Motion by Pawlak, seconded by Reynolds that the public housing sites be approved as printed with the exclusion or changes of Nos. PHS-20-69, PHS-49-69, PHS-54-69, PHS-64-69, PHS-13-70, PHS-17-70, PHS-23-70, PHS-25-70, PHS-31-70, PHS-33-70, PHS-20-70.

Motion failed by the following vote:

Yeas: Black, Duncan, Pawlak.

Nays: Gaus, Harris, Lange, Reynolds.

ORDINANCE**Zoning Ordinance**

Mr. Guernsey reported that a meeting was held last Thursday and within six weeks the completed, updated text will be presented to the Board.

CAPITAL IMPROVEMENTS**Cavanaugh Road Report**

Already reported.

FINANCE

No Report.

EXECUTIVE COMMITTEE**Joint State of Michigan-City of Lansing Capitol Planning Committee**

Mr. Guernsey reported that Wilbur Smith and Associates, Doxiadis Associates, and Harland Bartholemew and Associates are making proposals

Resolution

Referred to the mid-month meeting.

Model Cities Contract

After discussion, motion made by Gaus, seconded by Pawlak that the Model Cities Contract be approved.

Motion carried by the following vote:

Yeas: Black, Gaus, Harris, Pawlak, Reynolds, Duncan, Lange.

Nays: None.

PLANNING DIRECTOR'S REPORT**AIP National Convention Oct. 17-21, Minneapolis**

Reported.

MSPO Conference

Acknowledged.

Planning Weekend.

Referred to the mid-month meeting.

Personnel

No Report.

River Cleanup

Mr. Guernsey reported that Robert McKenna has done a good job in working with the mayor and his committee.

Regional Housing Approach

Mr. Guernsey stated that a meeting was held with the Chairman of the Meridian Township Planning Commission, Chairman of the East Lansing Planning Commission, Director of East Lansing, Mr. Herbert Mayer, and Mr. Black to discuss the regional housing approach.

They concluded that they should prepare a draft proposal to the Regional Planning Commission on a method of approach for coordination and funding for the regional housing effort, and then discuss it.

OLD BUSINESS**Public Housing Sites**

Motion by Duncan, seconded by Reynolds,

that the scattered public housing sites in Wards No. 1, No. 2, and No. 4, with the exception of PHS-20-69, PHS-49-69, PHS-31-70, and PHS-20-70 being eliminated; and PHS-13-70 being approved for three (3) units instead of five (5), be approved and that the Housing Commission be requested to seek additional sites within Ward No. 2 to make up a total of 54.

Motion carried by the following vote:

Yeas: Black, Duncan, Gaus, Harris, Lange, Pawlak, Reynolds.

Nays: None.

Adjournment: 11:20 P.M.

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, September 15, 1970

The meeting was called to order by Chairman Hilley at 12:30 p.m.

REPORT OF OFFICERS

None.

ROLL CALL

Present: Messrs. Eschbach, Fink, Griffin, Hilley, Jessop, Rosa, Russell and Shaw.

Absent: None.

Guests in Attendance: Mayor Gerald Graves, Robert Black, Executive Assistant to the Mayor; James Dowsett, Finance Department; Mrs. Jackie Warr, Deputy Director of Model Cities; Lloyd Moles, The State Journal; Ronald Cowan, Relocation Officer; Merle Peacock, Arthur Richardson, Thomas Freeman, Redevelopment Department.

Mr. Zimmerman introduced Mrs. Warr and Mr. Dowsett.

The minutes of the August 25, 1970 meeting were not available for approval at this meeting.

REPORT OF COMMITTEE

None.

REPORT OF DIRECTOR

To discuss the Cooperation Agreement with the Lansing City Relocation Division of the Redevelopment Department, in conjunction with the Model Cities Program

Mr. Zimmerman stated that due to the potential of individuals and businesses being displaced as a result of the First Year Action Program of Model Cities and rather than having separate relocation activities for various City Departments for the people who will need assistance, it is desirous to provide relocation assistance from the Relocation Division of the Redevelopment Department. It will be beneficial to the City and beneficial to the displacees to have assistance from professional and knowledgeable individuals.

After a review of the contract by Mrs. Warr, Mr. Cowan, Mr. Peacock and Mr. Zimmerman and their revisions were made, the contract was mailed to the Redevelopment Board Members so that they could review and discuss the contract at this meeting.

South Washington project for the elderly on "Mrs. Milliken Day," Monday, October 19, 1970. The Director reported to the Commission that Mrs. J. Woodward Roe had approached him regarding the above letter and, because of the nature of the organization, such a visit could perhaps be interpreted to have political overtones, he felt, so that the Commission should grant such permission.

Commissioner Sliker suggested that if this request were approved, future similar requests from any other gubernatorial candidates should be given the same consideration. Commissioner Clapp, however, expressed the view that Mrs. Milliken was in fact the wife of the present Governor, and therefore should be given consideration as the Governor's wife. The Commission unanimously concurred with the request presented by Mrs. J. Woodward Roe of the Community Involvement Committee.

President Owen then introduced a letter from William Ulrich, Vista attorney, with an accompanying legal critique of the lease now in use by the Lansing Housing Commission, in which he points out certain illegal clauses in our present lease. Mr. Clapp suggested that this material be forwarded to the City Attorney for his consideration because, not being lawyers themselves, the Commissioners really did not have the background to evaluate this opinion. Mr. Elliott stated that this had already been done.

The Director then reported to the Commission on a statement from Ross-Hostetler

regarding the criterion used in selecting Mulder and Sons.

The Director further submitted to the Commission a request from the Lansing Board Rental Corporation to be officially released from leases for units of housing located at 803 West Lenawee, 222 South Sycamore, and 804 North Jenison. The above units will be put back on the market for sale by the Lansing Board Rental Corporation. Commissioner Clapp made a motion that the above units of housing be returned to the Lansing Board Rental Corporation reluctantly, per their request. Commissioner Sliker seconded the motion and it was unanimously passed.

The Director presented a vacancy report to the Commission members. As the Council receives a vacancy report each week, it was suggested that the Commission members be sent a copy of the same report.

The Director informed the Commission of a letter he sent to Mr. Alan Ginsberg, President of Alco Universal, Inc., regarding closing of MICH 58-2, Mount Vernon Park. Whereas there is evidence of many unpaid bills outstanding at the Mount Vernon Park project, the Director has requested Alco Universal to give to the Lansing Housing Commission signed waiver of liens from all contractors and material vendors before a closing for the remaining 22 units of MICH 58-2 can be consummated.

The Director reported that in general the other projects were in good condition and there were no outstanding problems.

The meeting was adjourned at 2:45 p.m.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, September 15, 1970

September 15, 1970
7:30 p.m., Court Room #1
Sixth Floor, City Hall

Meeting was called to order at 8:00 p.m.
by Chairman Black.

ROLL CALL

Present: Black, Gaus, Pawlak, Reynolds—3.

Absent: Duncan—1.

Excused: Fink, Harris, Lange—3.

Chairman Black declared the meeting to be a Committee of the Whole meeting to discuss matters which did not require five or more votes for action.

METROPOLITAN LANSING FINE ARTS FESTIVAL REPORT

Mr. James Boyer, Planning staff graphics

supervisor, discussed the proposed display for the Metropolitan Lansing Fine Arts Festival. He presented a small model of what the Department had in mind and noted that plans were not definite at this point. Some of the ideas presented were, a slide presentation of the Washington Avenue mall, a sonoscope presentation and various graphics displays relating to planning. The Board felt that the display should be arranged to allow walking space around the display and that the Mall presentation should certainly be presented.

COMMUNITY RENEWAL PROGRAM PROGRESS REPORT

A handout was distributed to the Board on Community Renewal Program progress. It included status reports on the Housing Market Analysis, the Information System, the Commercial/Industrial Study, and the Service Station Study.

Mr. Guernsey stated that the Department of Housing and Urban Development has required clarification on the CRP Study Design for the areas of renewal administration and equal opportunity. These questions must be answered prior to approval of the CRP Work Program. Therefore, HUD's release of the total grant awaits this approval.

RESOLUTION ON PUBLIC HOUSING SITES

No formal action was taken by the Board on the two public housing sites presented in the staff report.

Mr. Roger Beebe was present and questioned why some sites were rejected by the Board at a previous meeting. Mr. Black stated that the housing program is supposed to be distributed evenly throughout the community. The Board felt they should try to balance the distribution of public housing sites, and this is the sole basis on which previous decisions were made. The Board feels the decision was a wise one.

Mr. Beebe felt that some of the sites, rather than the ward they were in, should be evaluated.

LAND USE DEVELOPMENT STUDY— CAPITOL COMPLEX

Mr. Guernsey reported that a proposal had been received from Doxiadis Associates, which had been forwarded to Mr. Languis at the State Planning Department. As soon as a proposal is submitted from Wilbur Smith & Associates, meetings will be held to determine the consultant for this project. Harland Bartholomew & Associates have submitted their proposal.

PROPOSED AMENDMENT TO PLAN- NING BOARD RULES OF PROCEDURE

Mr. Black introduced the following amendment to the Planning Board Rules of Procedure:

Section 1.0 Officers—1.1 Selection. Delete the words "All elective officers are eligible for re-election" and substitute "A Planning Board member shall not hold office of Chairman for more than two consecutive years, and also, a Planning Board member shall not hold the office of Vice Chairman for more than two consecutive years."

This amendment will be referred to the October 6, 1970, meeting of the Planning Board.

MSPO AND AIP CONFERENCE ATTENDANCE

Mr. Guernsey stated that he was requesting approval of the Board for two staff members to attend the MSPO conference and two staff members to attend the AIP conference. The registration for the MSPO conference has to be in to MSPO by the 21st of September.

Mr. Black questioned if the Board should hold a special meeting to consider this and other matters since there is a time deadline on some items.

Mr. Guernsey recommended that the Board hold a special meeting to consider the contracts on the agenda and the conference approval.

Mr. Black suggested Thursday, September 17 at 4:00 p.m. for a special meeting of the Planning Board for the purpose of authorizing attendance to the two conferences and approval of the contracts for Model Cities/Community Planning Council and the CRP contracts with Systems Research. He directed Mr. Guernsey to make the arrangements for the special meeting.

Mr. Black reported that the Executive Committee discussed having an extra meeting of the Planning Board for discussion of Board duties, responsibilities, policies, etc. This would be of benefit for new members of the Board. It was suggested this type of meeting be held after someone is appointed to replace Mrs. Lange.

It was also discussed at the Executive Committee that a joint meeting of the Planning Board and other City Boards be held to discuss the relationship of the Planning Board with other City Boards and the overlapping responsibilities of the City Boards.

These items will be placed on the Executive Committee agenda for further discussion.

LETTER REGARDING Z-39-70

Read and referred to the Zoning Committee.

LETTER CONCERNING ST. LAWRENCE COMMUNITY MENTAL HEALTH CENTER OPENING

Received and placed on file.

SUB CONTRACT WITH COMMUNITY PLANNING COUNCIL FOR SOCIAL PLANNING (MODEL CITIES)

A paper on the scope of services of the Community Planning Council with reference to the sub-contract between the Planning Board and Community Planning Council was distributed to the Board. It was directed that this paper be polished into final form and distributed to the Board before the Special Meeting. It was also suggested that the final paper on the scope of services be included in the Planning Board/Community Planning Council contract.

ZONING ORDINANCE PROGRESS REPORT

Mr. Brown, Assistant Planning Director, reported on the progress being made with the proposed Zoning Ordinance for the City of Lansing. He and Mr. Fountain of the Planning staff, are working with the firm of Vilcan Leman Planning Consultants, Detroit. One item that Vilcan Leman is not in agreement with is the mobilehome inclusion in the D-M:1 district.

GEOGRAPHIC BASE FILE—TRI-COUNTY REGIONAL PLANNING COMMISSION

Mr. Guernsey reported that Tri-County is in the process of creating a geographic base file which can be used for the reporting of data in detail form and with a mapping program to produce computer maps. If interested firms (banks, mortgage companies, cities) participated in this program, either by providing financial or personnel services, the job can be accomplished with greater speed and at less cost. An agreement has been forwarded to the Planning Board for their assistance in this program.

Referred to the Special Meeting of the Board.

NEW BUSINESS

Mr. Guernsey reported that he had received from Mr. Adado a publication which is the "Annual Report for Troy, Michigan" which was financed by private businesses in that city. This report is available if any Board members would like to see it.

Mr. Pawlak suggested that the Planning Board urge prompt action on Mrs. Lange's resignation from the Planning Board. He expressed concern for the fact that seven members on the Board make it difficult to obtain a quorum for the conducting of business.

Mr. Black stated that he would follow through with this matter.

Those items on the September 15, 1970, agenda of the Planning Board which were not acted on were:

Approval of minutes of August 18, 1970

Libbie Subdivision, Final Plat Approval

Resolution on Public Housing Sites

Amendment to Rules of Procedure—October 6, 1970

MSPO and AIP Conference Attendance

Sub-Contract with Community Planning Council for Social Planning (Model Cities)

Community Renewal Program Contract with Systems Research Incorporated

Tri-County Agreement Re: Geographic Base File

The above items are to be referred to the Special Meeting of the Board, with the exception of the Amendment to the Planning Board Rules of Procedure.

Meeting adjourned at 9:05 p.m.

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, October 1, 1970

4th Floor Conference Room
City Hall, Lansing, Michigan

The meeting was called to order by Chairman Hilley at 4:05 p.m.

ROLL CALL

Present: Messrs. Eschbach, Fink, Hilley, Rosa, Russell and Shaw—6.

Excused Absences: Mr. Griffin and Mr. Jessop—2.

Guests in Attendance: Curt Hanes, The State Journal.

A motion was made by Mr. Rosa to approve the minutes of the September 15, 1970, meeting. Supported by Mr. Fink.

Motion carried unanimously.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Special Meeting, September 23, 1970

Park Department
Conference Room
4th Floor, City Hall

Meeting called to order at 4:05 P.M. by
Chairman Black.

ROLL CALL

Present: Black, Fink, Gaus, Harris,
Lange, Pawlak, Reynolds—7.

Absent: Duncan—1.

URBAN RENEWAL AND HOUSING COMMITTEE

PHS-45-70 Orchard Court

Motion by Fink, seconded by Reynolds
that the Planning Board recommendation
that the property on Orchard Court which
was tentatively selected as a site for a
duplex for public housing be disapproved
based upon the following analysis.

1. The property measures 66 ft. x 189.75 ft. and has all public improvements available with the exception of storm sewer.
2. The nearest elementary school is located $\frac{1}{2}$ mile from the site.
3. Extensive shopping facilities are located within 2 blocks of the site.
4. Bus service is available within 2 blocks of the site on both South Cedar and South Pennsylvania.
5. Kendon Park is located $1\frac{1}{4}$ miles from the site.
6. The 1960 Master Plan designates this area for residential use.
7. The property is located within Treatment Unit 29 (e) of the Community Renewal Program. This area is classified as sound.

This property is located on the west side of Orchard Court which is zoned "A-1" Family Residential and has developed in large, expensive single family homes, while

there is vacant property zoned "C-2" Family across the street. The Board believes that while this is an excellent area for public housing, a duplex on this particular site would be out of character with the existing single family homes, and that attempts at rezoning would generate animosity in the neighborhood. Therefore, the Board would recommend that this site not be optioned by the Housing Commission and that the other undeveloped lots in the area already zoned for duplexes be investigated for possible acquisition.

This motion was carried by the following vote:

Yeas: Black, Fink, Gaus, Harris, Lange,
Pawlak, Reynolds.

Nays: None.

PHS-47-70 Paulson Street

Motion by Fink, seconded by Reynolds
that the Planning Board recommend that
the property on Paulson Street known as
Lots 4 & 5, Mayfield Farms Subdivision, be
disapproved for public housing purposes
based on the following staff analysis.

1. The only public improvements available on the sites are City water, electricity and sanitary sewer.
2. Sheridan Road School is located about $\frac{3}{4}$ mile from the sites.
3. The nearest convenience shopping facility is located three blocks from the sites.
4. Filley Park is located six blocks from the sites.
5. Bus service is available three blocks from the sites on Turner Street.
6. The 1960 Master Plan designates this area for residential use.
7. The property is located within Treatment Unit 2 (d) of the Community Renewal Program. This area is classified as a code enforcement area. The area on the opposite side of the street is classified as a redevelopment area, and all the dwelling units facing this site are rated "poor" structurally. The Hil-

debrant Park public housing project is located three blocks from these sites.

Based on the sites' proximity to Hildebrant Park, the limited improvements and the marginal character of the surrounding neighborhood, the Board would recommend that these sites not be approved for public housing purposes.

This motion was carried by the following vote:

Yeas: Black, Fink, Gaus, Harris, Lange, Pawlak, Reynolds.

Nays: None.

PHS-49-70 E. Mt. Hope, Donora & S. Pennsylvania

Motion by Reynolds, seconded by Fink that the Planning Board recommend that the property on E. Mt. Hope known as Lots 16, 17, 18, 25, 26 and a portion of Lot 24 of Block 7 of Assessors Plat No. 2 of Potters Subdivision be considered for public housing, providing the Housing Commission submit a Community Unit Plan for the subject property not to exceed D-M:1 density requirements, and providing the Housing Commission can acquire the property.

Chairman Black ruled that the motion carried by the following majority of the quorum present voting yeas.

Yeas: Black, Fink, Gaus, Reynolds.

Nays: Lange, Pawlak.

Abstain: Harris.

PHS-53-70 Delray & Belaire Avenue

The Board considered the property on Delray Drive and Belaire Avenue known as Lots 5-11 and the east 60 ft. of Lot 12 of Delray Manor for public housing purposes.

Motion by Fink, seconded by Reynolds that the Planning Board recommend that only Lots 9 and 10 be approved for public housing purposes based on the following analysis.

1. Of the eight lots under evaluation, only Lots 9 and 10 meet the minimum required lot area of 6,400 sq. ft. for two family units. The lots are zoned C-2 Family Residential.
2. The nearest elementary school is located about 1/3 mile from the site.
3. The nearest convenience shopping facility is located on the northwest corner of Logan and Jolly.
4. Bus service is available within one block on Logan or Jolly.

5. Cavanaugh School Park is located about 1/3 mile from the site.

6. The 1960 Master Plan designates this area for residential use.

7. The property lies within Treatment Unit 24(i) of the Community Renewal Program. The area is classified as sound.

There are some lower income families presently residing in this neighborhood, however the Board believes that a small number of public housing units would be acceptable. Therefore, based on the above information, the Board would recommend that Lots 9 and 10 be approved for public housing purposes.

Motion carried by the following vote:

Yeas: Black, Fink, Gaus, Reynolds, Lange, Pawlak, Harris.

Nays: None.

PHS-54-70 Miller Road

Motion by Fink, seconded by Harris, that the Planning Board recommend that the property on Miller Road known as Lot No. 1 Yorkshire Park Subdivision No. 1 be approved for public housing purposes based on the following analysis.

1. All public improvements are available on the site with the exception of curb and gutter and street lights.
2. Two elementary schools are located within walking distance of the site.
3. The nearest convenience shopping facility is located 1/4 mile from the site.
4. Bus service is immediately available on Miller Road.
5. Attwood Park is located approximately 4 blocks from the site.
6. The 1960 Master Plan designates this area for residential use.
7. The property is located within Treatment Unit 30 (f) of the Community Renewal Program. The area is classified as sound.
8. The lot is presently zoned C-2 Family District.

This is an attractive and convenient site, and based on the above information, the Board would recommend the site be used for public housing purposes.

Motion carried by the following vote:

Yeas: Black, Fink, Gaus, Reynolds, Lange, Pawlak, Harris.

Nays: None.

PHS-55-70 Fenton Street

Motion by Gaus, seconded by Fink, that the Planning Board Recommend that the property on Fenton Street, known as Lots 85-86 of Jessop Home Gardens Subdivision be disapproved for public housing purposes, due to the fact that the subject site is located in a single family area.

Motion carried by the following vote:

Yeas: Black, Fink, Gaus, Reynolds, Lange, Pawlak, Harris.

Nays: None.

PHS-57-70 Stabler Street

Motion by Fink, seconded by Reynolds, that the Planning Board recommend that the property on Stabler Street known as Lot No. 70 of Holmesdale Subdivision be approved for public housing purposes, based on the following analysis.

1. All public improvements are available on the site.
2. The nearest elementary school is located within $\frac{1}{2}$ mile of the site.
3. The nearest convenience shopping facility is located 3 blocks from the site.
4. Bus service is available on S. Cedar, two blocks from the site.
5. South Washington Park is located four blocks from the site.
6. The 1960 Master Plan designates this area for residential use.
7. The property lies within Treatment Unit 2(a) of the Community Renewal Program, which is classified as a rehabilitation area. The area across the street, however, is classified as a code enforcement area.

While the housing conditions to the east of this site are marginal, the general location and amenity level and full site improvements would seem to compensate for this. Therefore, based on the above information, the Board would recommend that this site be approved for public housing purposes.

Motion carried by the following vote:

Yeas: Black, Fink, Gaus, Reynolds, Lange, Pawlak, Harris.

Nays: None.

PHS-61-70 Dier Street

Motion by Fink, seconded by Reynolds, that the Planning Board recommend that the property on Dier Street known as Lot

No. 24 of Sonnybrook Subdivision be approved for public housing purposes, based on the following analysis.

1. This property has City water, sanitary sewers, streetlights and a paved street, but has no storm sewers, sidewalks or curb and gutter.
2. The nearest elementary school is $\frac{3}{4}$ mile from the site.
3. The nearest convenience shopping facility is located $\frac{1}{2}$ mile from the site.
4. Bus service is not available near the site. The nearest bus line is approximately $1\frac{1}{2}$ miles west on South Pennsylvania Avenue.
5. The nearest park, Scott Woods, is about one mile from the site, but there is a great deal of undeveloped open space adjacent to the site.
6. The 1969 Forest View Community Master Plan designates this area for single family residential development.
7. The property lies within Treatment Unit 27(b) of the Community Renewal Program. 7.4% of the housing units in this area are classified as good, 68.5% fair, and 24.1% as poor. Therefore, this area would qualify for rehabilitation.

While at first glance this area does not seem completely desirable, there is considerable residential development under way across Duncel Drive. New convenience shopping and a new school are planned for this 1300 unit complex, and more development which will improve the environment of the area, seems likely.

Motion carried by the following vote:

Yeas: Black, Fink, Gaus, Reynolds, Lange, Pawlak, Harris.

Nays: None.

PLANNING DIRECTOR'S REPORT

Mr. Guernsey reported that there was a vacant Planner V position in the Community Renewal Program. Basically this is a job which requires a degree and no experience, it is a social planning position. The Department has been advertising, but have not had qualified applicants. Therefore, it is recommended that a request for reclassification of the social planning position V to a social planning VI be made.

Motion by Fink, seconded by Harris, that the vacant social planning position V requested to be reclassified to a VI position, and that the additional funds required be obtained from the Model Cities Program as a portion of the persons time will be spent working with the Model Cities Program.

Motion carried by unanimous approval.

**COMMUNITY PLANNING COUNCIL—
SUB-CONTRACT**

Motion by Lange, seconded by Harris that the Planning Board sub-contract with Community Planning Council be referred back to the board with the following changes. The insertion of the expanded scope of services on page 2 of the contract, and the correction of the compensation section 3b. It was also suggested that an outline of the operating budget be included in the contract.

Mr. Guernsey stated that the contract would be taken to the City Attorney for review and approval.

Motion carried by unanimous approval.

**COMMUNITY RENEWAL PROGRAM
CONTRACT WITH SYSTEMS RESEARCH
INCORPORATED**

Motion by Fink, seconded by Harris, that the Planning Board recommend to City Council that they execute the contract with Systems Research Incorporated for the housing market analysis.

Discussion followed concerning the scope, progress and future of the Community Renewal Program.

Motion carried by unanimous approval.

**TRI-COUNTY REGIONAL PLANNING—
ADDRESS CODING GUIDE
IMPROVEMENT PROGRAM**

Motion by Lange, seconded by Harris, that the Planning Department provide a staff member to serve as an advisor in the address coding guide improvement program.

Motion carried by unanimous approval.

**PLANNING STAFF CONFERENCE
ATTENDANCE**

Motion by Gaus, seconded by Harris, that 2 staff members be authorized to attend both the Michigan Society of Planning Officials Conference and the American Institute of Planners Conference.

Motion carried by unanimous approval.

Meeting adjourned at 5:50 P.M.

T.C.

tacted the Department of State Highways about the problems and that suggestions had been made to help alleviate them.

Councilman Brenke and Mr. Fraser left at 9:45 PM.

It was decided that the administration portion of the Parking System Budget status monthly report would be submitted for review by the Traffic Board.

The Intersection Accident Report was discussed briefly.

There being no further business Mr. Vlahakis moved that the meeting be adjourned.

The meeting adjourned at 10:05 PM.

Respectfully submitted,

LANSING TRAFFIC BOARD

ALLEN T. HAYES,
Secretary.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, October 6, 1970

Meeting was called to order a 7:43 P.M. by Chairman Black.

ROLL CALL

Present: Black, Fink, Gaus, Pawlak, Reynolds.

Absent: Duncan, Harris (Excused).

PUBLIC HEARINGS

Mrs. Aldrich was present as an observer. She is the newly appointed Planning Board member but had not been officially sworn into office.

Z-39-70

3534-3536 and 3538-3540 W. Jolly Road
C-2 to CUP

Mr. Black read a letter from William E. Rheume of Abood, Abood and Abood regarding the request by Richard J. Abood and William E. Rheume to rezone property at 3534 to 3540 W. Jolly Road from C-2 Family Residential District to Community Unit Plan. The letter stated:

"At this time, we are preparing the amended petition wherein Solomon Gamel, who owns the adjoining property directly to the east, will be joining with us in our petition for rezoning.

We would again appreciate it if this matter could be adjourned until next month so that the formal amended petition can be presented to the Planning Department."

No one appeared in opposition or favor of the proposed rezoning.

Mr. Black stated that this will be placed on the November 3, 1970 Planning Board Agenda and that notices will again be sent out to neighboring property owners.

Referred to the Zoning Committee.

Z-41-70

300-304-308-312 N. Holmes St.—C-2 to J Parking

No one appeared in behalf of the petition by Edward W. Sparrow Hospital Association to rezone property at 300, 304, 308, and 312 N Holmes Street from C-2 Family Residential District to J Parking District.

No one spoke in opposition to the proposed rezoning.

Referred to the Zoning Committee.

Z-42-70

1208 Cleo—B-1 to H Light Ind.

Mr. David Seelye, attorney of law, ap-

peared in behalf of the petition by Harold C. Guetschon of Consumers Foods Inc. to rezone property at 1208 Cleo St. from B-1 Family Residential District to H Light Industrial District.

He explained that the petitioner proposes to expand a wholesale and retail processing plant in order to meet U.S. Department of Agriculture new regulations effective 12/15/70 under federal inspection laws.

He stated that Mr. Guetschon is present, Mr. Georgi, the executive vice president of Consumers Food Inc. is present, and contractor is present to answer any questions.

Mr. Gaus asked if the new regulations require that they build the proposed addition.

Mr. R. E. Georgi, executive vice president, stated that the federal act becomes effective on December 15, 1970 and it requires that glaze brick walls, new coolers, dressing rooms for employees, office space for state and federal inspectors be added to the present building. The present building is approximately 25 years old and needs more room.

Mr. Gaus asked if the addition could be put on the side which is presently zoned industrial.

Mr. Georgi replied that they are presently parking on the east and there is no street parking on Cleo or Willow Streets. They have found that by building on the south side, it will be more beneficial and a possible traffic problem on Willow and Cleo will be alleviated.

Mr. Reynolds asked if there will be any new entrances added to the plant.

Mr. Georgi answered that there will be one in the southeast corner of the new building for receiving.

Mr. Seelye added that the loading platform will be moved so that it will connect with the coolers.

Mr. Reynolds wondered if the residential neighbors adjacent to the property will be affected by the proposed new entrance.

Mr. Georgi replied that no, there will be a 15 ft. setback and the neighbors have voiced no objections.

Mr. Gaus asked how many new employees will be added.

Mr. Georgi answered that the addition will not bring in any new employees.

Mr. Seelye added that in the recent past, the company bought Prince Bros. of East Lansing and they need to expand in space.

Mr. Fink asked how many people are employed presently.

Mr. Georgi answered approximately 35.

Mr. Francis Walker, 1200 Cleo spoke for the owners in the 1200 blk. of Cleo. They have no objections to the proposed rezoning. Their only concern is that they don't want a new drive way on the south side and want to make sure that the plans will not be changed.

Mr. Seelye assured them that there will not be a drive way in the south.

Referred to the Zoning Committee.

Z-43-70

3023 N. East Street—A-1 to E-2

Mr. Lippincott, 3023 N. East Street, appeared in behalf of the petition to rezone property at 3023 N. East Street from A-1 Single Family Residential District to E-2 Drive in District.

The applicant presently operates a gasoline service station on the site under the non conforming use clause of the zoning code. If the petition is approved, it would allow construction of a larger sign nearer the public right-of-way.

Mr. Gaus asked how long he has owned the property.

Mr. Lippincott stated that his father bought the property in 1949.

Mr. Reynolds asked if he plans on enlarging the station as well as erect a sign.

Mr. Lippincott answered that he just wants to erect a sign and add one stall to the station.

Mr. Warren, 900 American Bank and Trust Building, representing the property owners south of the rezoning, requested that action be deferred so that they can review the matter as they only received notices last Friday. He added that, at this point, they are opposed to the rezoning.

Mr. Fink asked the petitioner if this would put a burden on him.

Mr. Lippincott replied no.

Referred to the Zoning Committee.

Z-44-70

1014-20 East Jolly Road—A-1 to G-2

Mr. Everett West, petitioner, appeared in behalf of the petition by Everett and Althea West to rezone property at 1014 and 1020 E. Jolly Road from A-1 Single Family Residential to G-2 Wholesale District.

The petitioner plans to improve his property to city standards by remodeling the interior of an existing warehouse on the property.

No one spoke in opposition.

Referred to the Zoning Committee.

Z-45-70

1111 West Willow—B-1 to J Parking

Mr. Karl Kessler appeared in behalf of the request for Sir Pizza of Michigan to rezone property at 1111 West Willow St. from B-1 Family Residential District to J Parking District.

Present use on the site is a residential dwelling. The applicant proposes to remove the existing dwelling on the site and improve the property to accommodate off-street parking for the commercial establishment adjacent to the east.

He explained that curbs are being put in, and they will prohibit parking except for four spaces.

Mr. Reynolds asked if the neighbors on the south east, and west will be screened.

Mr. Kessler replied that the south is zoned commercial but they will fence it if the Board requests screening.

Mr. William Sawyers, 1217 N. Logan wanted to know why his property is being zoned back to residential when it has been zoned commercial for some time.

Mrs. Griffen, representing her mother, Maude Griffen, who is 71 years old, spoke in opposition to the rezoning of her mother's house as she needs the present apartment for extra income.

Mr. Kessler stated that their petition did not contain these proposals and his firm is also in opposition.

Mr. Gaus asked why Mr. Kessler did not try to obtain the land on the south as he knows it is commercially zoned.

Mr. Kessler replied that previously the Planning Board turned down a proposed rezoning for a service station on that property so they did not attempt to bring it before the Board again.

Mr. Dick Baker, 1017 Hapeman, chairman of the West Side Neighborhood Association, stated that they are concerned with the number of rezonings taking place in the West side. The West side has a good potential for commercial zoning but it needs a master plan. He hopes that a study to revise a master plan will be completed in the near future.

Referred to the Zoning Committee.

Z-46-70

1222 and 1226 E. Michigan Ave.—J Parking to F-1

Mr. Donald Hines, 1018 Michigan National Tower, appeared in behalf of the request by Jeffery E. Poorman for Medical Care Centers Inc. to rezone property at 1222 and 1226 E. Michigan Ave. from J Parking to F-1 Commercial.

Present use on the site is a public garage. The applicant wishes to retain the property for commercial use.

Mr. Hines gave a brief resume of the previous rezonings. He stated that the developer has been unable to obtain the financing for the building and so he has proposed a smaller one containing three stories. A rendering was displayed to the Board which showed the building fronting on Eureka St.

Mr. Hines then presented additional renderings of the proposed plan as compared to the previous one.

The doctors' office space has been eliminated and the parking situation is changed. The subject parcel is requested for commercial zoning so that it can be developed later as a clinic or some other use.

Mr. Pawlak asked if this building will be constructed so that additional floors can be built in the future.

Mr. Poorman replied no.

Mr. Gaus asked how the Board can be sure that the property will be used for a related use.

Mr. Heins replied that this is the same as in all rezonings.

Mr. Gaus inquired as to how long the City has leased the property.

Mr. Poorman answered that the City originally leased it for about one year. However, they can continue leasing it at the same rate—paying the taxes and insurance on the property.

Mr. Reynolds asked if Mr. Poorman owns property on the west.

Mr. Poorman replied that no, it is the party store on the west.

Mr. Pawlak asked what his intended use for the old University Olds building is if the subject property is rezoned.

Mr. Poorman said that they have no plans to terminate the lease with the City at present.

Mr. Guernsey asked why the building cannot be built on Michigan Ave.

Mr. Poorman stated that with the configuration of the land and their need for a short "T" shape building, the building needs to front on Eureka Street.

Robert Hill, 1224 Eureka, spoke for the residents on Eureka. They feel that the building should front on Michigan Ave. and also pointed out the deteriorating con-

ditions in the neighborhood and the bad parking conditions.

Mr. Hein pointed out that the actual entranceway will not be changed. People will not be coming in and out of the door on Eureka St.

Mr. Hill felt that the proposed additional driveway is too close to the school.

William Fratcher, 1131-33 E. Michigan stated that he is opposed as there is not enough parking provided.

Referred to the Zoning Committee.

Z-47-70

6711 and 6725 S. Washington—A-1 to C-2

Mr. Teachout, 4320 W. Saginaw, representing the petition by Nora Schuchaskie and Harold Martin to rezone property at 6725 and 6711 S. Washington from A Single Family Residential District to C-2 Family Residential District appeared before the Board.

He pointed out that these duplexes would enhance the neighborhood and that the owners could more easily pay their heavy assessment for improvements.

Mr. Fink asked if they plan on replating the property.

Mr. Teachout replied that if the property is rezoned, they plan on giving it to a developer to replat.

Mr. Gaus pointed out that it might be better to zone it CUP.

Mr. Teachout stated that they will have approximately 16 units on the property.

Mrs. Hatt, 412 Leslie St., spoke in favor and added that she would like her property to be zoned similarly.

Referred to the Zoning Committee.

Z-48-70

Northwest corner Miller Rd. and S. Washington Ave.

Morris Stein, architect, appeared in behalf of the petition by W. Richard Neller, Walter Neller Enterprises Inc. to rezone property on the northwest corner of Miller Rd. and S. Washington Ave. from F Commercial and J Parking Districts to F Commercial, J Parking and DM:1 Multiple Dwelling Districts.

The applicant proposes to construct a neighborhood shopping center with multi-family development as a transition between the proposed commercial and the existing single family development to the north and west.

Mr. Stein presented renderings of the proposed site plan and explained the proposed screening.

Mr. E. Panasiewicz, 6124 Marywood, owner of the property, stated that he did not receive a letter regarding the public hearing.

Mr. Guernsey pointed out that on the petition it is stated that Walter Neller is the owner of the property and if he pays the taxes, then the Assessor's records would record his name on the property.

Mr. Paul Hein, 924 Hein Ave., stated that he owns frontage on Washington north of the subject property and hopes that his plans for it will not be jeopardized by this rezoning. He referred to his letter of September 25, 1970 to Mr. Guernsey indicating his intention to build a professional office building and a mini golf course on the property.

Pat Siggers, 825 W. Miller, across the street from the subject property spoke in opposition to any multiple dwelling being put in because of the schools already being overcrowded.

Mr. Gaus asked Mr. Stein if the petitioner would consider dedicating property for the widening of Miller Road.

Mr. Stein answered that property is being left for a buffer strip but he didn't know if it would be dedicated.

Referred to the Zoning Committee.

SUP-5-70

Southeast Corner of Logan and Lapeer St.

Mr. Black read a letter of withdrawal from Gordon C. Smith regarding the request by him for the Paul Goodman Community Day Care Center to use the existing church's facilities on the S.E. Corner of Logan and Lapeer Sts. for a Day Care Center during the mornings for not more than twenty five (25) children, ranging in age from 3.5 years old to legal school age, in the State of Michigan.

The letter said:

"Our group has found a more usable space for operation. I would like to ask you to stop any further consideration of the application for a Special Use Permit for the Paul Goodman Community Day Care Center at the Grace Lutheran Church on Logan and Lapeer."

Referred to the Zoning Committee.

SUP-6-70

Office for Renaud Foundation, 610 W. Ottawa

Mr. Black read a letter of withdrawal

from Mr. Donald Hines regarding the request by Donald Hines for the Renaud Foundation to permit offices in the East Room on the Second Floor of the Lansing Towers located at 610 West Ottawa Street.

The letter stated:

"In behalf of the petitioners, we respectfully request that this application be withdrawn from consideration, and that you accept this letter as formal notification of the petitioners decision to withdraw this application."

Mrs. Ethel Anderson, resident at Lansing Towers, asked if the Special Use Permit would be terminated when the Renaud Foundation moved or if it would continue and allow another group to use the same facility which might be more detrimental.

Mr. Guernsey replied that the use petitioned for is a charitable use and this could be the only use for the site. He also pointed out that if they moved, some other charitable organization could take the Renaud Foundation's place. If a use other than a charitable one is petitioned for, then the matter would come before the Board again.

Referred to the Zoning Committee.

SUP-7-70

3020 South Washington Ave.

No one appeared in behalf of the request by Gordon C. Smith for the Paul Goodman Community School Inc. to permit a day care center for not more than 25 children between the ages of 3 through 5 upon the premises known as 3020 S. Washington Ave.

Referred to the Zoning Committee.

9:00 P.M.—Mr. Duncan arrived.

SUP-8-70

2626 N. Turner St.

No one appeared in behalf of the request by Laura R. Byerlee of United Migrant Opportunity, Inc., for a special use permit to allow the establishment of a nursery school for a maximum of 50 children on the premises known as 2626 N. Turner Street, the St. Therese School and Church complex.

Referred to the Zoning Committee.

RECESS: 9:35 P.M.-10:28 P.M.

BUSINESS SESSION MINUTES

Motion by Gaus, seconded by Reynolds that the minutes for August 18, 1970 be approved as printed.

Motion carried by unanimous vote.

Motion by Gaus, seconded by Pawlak that the minutes for September 1, 1970 be approved subject to the change on page 15 from:

"Public Housing Sites

Motion by Duncan, seconded by Reynolds, that the scattered public housing sites in Wards No. 1, No. 2, and No. 4 be approved and that the Housing Commission be requested to see additional sites within Ward No. 2 to make up a total of 54."

to:

Motion by Duncan, seconded by Reynolds, that the scattered public housing sites in Wards No. 1, No. 2 and No. 4, with the exception of PHS-20-69, PHS-49-69, PHS-31-70, and PHS-20-70 being eliminated; and PHS-13-70 being approved for three (3) units instead of five (5), be approved and that the Housing Commission be requested to seek additional sites within Ward No. 2 to make up a total of 54.

Motion carried by unanimous vote.

ZONING COMMITTEE

Z-39-70

3534-3536 and 3538-3540 W. Jolly Road—C-2 to CUP

Motion by Gaus, seconded by Pawlak that the request by Richard J. Abood and William E. Rheame to rezone property at 3534 to 3540 W. Jolly Road from C-2 Family Residential District to Community Unit Plan be set for another public hearing on November 3, 1970.

Motion carried by unanimous approval.

Z-41-70

300-304-308-312 N. Holmes St.—C-2 to J Parking

Motion by Gaus, seconded by Pawlak that the petition by T. G. McGurkin Jr., Attorney for the Edward W. Sparrow Hospital Association, to rezone property at 300-304-308-312 N. Holmes St., from C-2 Family Residential District to J Parking District be granted.

The Planning Board further recommended that: That portion of Holmes St. approximately 160 feet in length lying north

of Vine St., be zoned J Parking, said street right-of-way was recommended to be vacated by the Planning Board Oct. 6, 1970, File No. ROW-6-70.

It is also required by the Planning Board that the east 20 feet of lots 11, 12, 13 and 14 and the south 20 feet of lot 11, Block D, Gower's Addition, be landscaped and planted with evergreens not less than five (5) feet in height. Such evergreens shall be planted on staggered centers and shall be planted no more than three feet on centers along these areas.

The Planning Board believes that the change will help provide for off-street parking needs, without seriously affecting the adjoining property or the general welfare.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Pawlak, Reynolds—6.

Nays: None.

Z-42-70

1208 Cleo—B-1 to H Light Ind.

Motion by Gaus, seconded by Fink that the petition by Harold C. Guetschon, president of Consumer Foods, Inc. to rezone property at 1208 Cleo St. from B-1 Family Residential District to H Light Industrial District be denied as filed and that the East 10 feet, the South 10 feet, and the West 10 feet of Lot 189, Westmore Park Sub. No. 2 be rezoned from B-1 Family Residential District to J Parking District, and that the balance of Lot 189 be rezoned from B-1 Family Residential District to H Light Industrial District.

It is also required by the Planning Board that the J Parking District be retained as a green belt, and be landscaped with evergreen plantings, a series of which shall include dense evergreen plantings at a minimum of 5 ft. in height, providing a visual screen for the existing residential development adjacent to the site, and west of Cleo Street.

The Planning Board does not believe that this zoning change, with screening as required, will seriously affect any adjoining property or the general welfare.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Pawlak, Reynolds—6.

Nays: None.

Z-43-70

3023 N. East St.—A-1 to E-2

Motion by Gaus, seconded by Pawlak

that the petition by Roger Lippincott to rezone property at 3023 N. East Street from A-1 Single Family Residential District to E-2 Drive in District be denied.

Motion by Duncan, seconded by Fink that the petition by Roger Lippincott to rezone property at 3023 N. East Street from A-1 Single Family Residential District to E-2 Drive in District be tabled for 30 days.

Motion carried by unanimous vote.

Z-44-70

1014-20 East Jolly Road—A-1 to G-2

Motion by Gaus, seconded by Pawlak that the petition by Everette and Althea West to rezone property at 1014 and 1020 E. Jolly Road from A-1 Single Family Residential to G-2 Wholesale District be denied as filed and that the north 10 feet of the property be rezoned from A Single Family to J Parking District, and that narrow evergreens not less than three feet in height be planted three feet on centers the entire length of J Parking zone except at points of ingress and egress.

The Board further recommends that property described as:

Commencing on the north section line of Section 3, T3N R2W, 157.75 ft. east of the N. $\frac{1}{4}$ post of the northwest fractional $\frac{1}{4}$ of Section 3, thence south 165 ft., thence east 80 ft., thence north 165 ft., thence west 80 ft. to beginning, except the north 10 feet be rezoned from "A" single family residential district to "G-2" Wholesale District, and that the north 10 ft. be rezoned from "A" Single Family District to "J" Parking District, and that narrow evergreens not less than three feet in height be planted three feet on centers the entire length of "J" Parking zone except at points of ingress and egress.

The Board further recommends that property described as:

Commencing on the north Section line 57.75 ft. east of the N. $\frac{1}{4}$ post of the northwest fractional $\frac{1}{4}$ of Section 3, T3N R2W thence south 165 ft., thence east 100 ft., thence north 165 ft., thence west 100 ft. to the point of beginning except the north 10 ft. and the west 10 ft. be rezoned from "A" single family district to "E-2" drive-in shop district, and that the north and west 10 ft. of the property be rezoned from "A" single family district to "J" parking district and be landscaped except at points of ingress and egress to the property.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Pawlak, Reynolds—6.

Nays: None.

Z-45-70

1111 W. Willow—B-1 to J Parking

Motion by Gaus, seconded by Fink that the request by Karl Kessler for Sir Pizza of Michigan to rezone property at 1111 West Willow St. from B-1 Family Residential District to J Parking District be granted.

The Planning Board further requires that screening consisting of a 6 ft. high chain link fence with interwoven redwood slats be provided along the south and west property lines, except for a 20 ft. set back on Willow St.

The Planning Board found that the existing commercial use east of the subject property which is in an integral part of this request is small and lacks adequate off street parking. If this development is expected to survive and function properly, expansion is a necessity.

The Board does not believe the change will seriously affect any adjoining property or the general welfare.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Pawlak, Reynolds—6.

Nays: None.

Z-46-70

1222 and 1226 E. Michigan Ave.

Motion by Gaus, seconded by Reynolds that the request by Jeffery E. Poorman for Medical Care Centers Inc. to rezone property at 1222 and 1226 E. Michigan Ave. from J parking to F-1 commercial district be tabled until the mid month meeting.

Motion carried by unanimous approval.

Z-47-70

6711 and 6725 S. Washington—A-1 to C-2

Motion by Gaus, seconded by Pawlak that the petition by Nora Schuchaskie and Harold Martin to rezone property at 6725 and 6711 S. Washington from "A" single family residential district to "C-2" family residential district be granted.

The property under consideration lies across Fisher Drive from the I-96 expressway, and across Washington Avenue from a mobile home park. The Board is of the opinion that property in such a location should be in a zoning district which will provide a transition between these uses and the single family dwellings on the other two sides of the property. A planned duplex development would provide such a transition without creating a high enough density to tax municipal services.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Pawlak, Reynolds—6.

Nays: None.

Z-48-70

N.W. Corner Miller Rd. and S. Washington Ave.

Motion by Gaus, seconded by Pawlak that the request by W. Richard Neller, Walter Neller Enterprises Inc. to rezone property on the northwest corner of Miller, Rd. and S. Washington Ave. from F Commercial and J Parking Districts to F Commercial, J Parking and DM:1 Multiple Dwelling Districts be granted.

The site under consideration is recognized on the Master Land Use Plan for neighborhood commercial facilities, and is presently zoned to permit this type of development.

The applicant at this time is requesting a rearrangement of the present zoning, reducing the size of the commercial area, and requesting a change to DM:1 Multiple for the area between the proposed commercial development and the existing single family development. The proposed commercial complex will contain approximately 1½ acres, the multiple approximately 2½ acres. The parking area for the commercial meets the requirements as set forth in the Master Land Use Plan.

The request for multi-family zoning as a transition meets the basic criteria for development and is in keeping with planning principles.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Pawlak, Reynolds—6.

Nays: None.

SUP-5-70

Lapeer St.

Motion by Gaus, seconded by Pawlak that the Board accept the letter of withdrawal from Mr. Smith regarding the request for a special use permit for the Paul Goodman Day Care Center, to use the existing church facilities on the S.E. corner of Logan and Lapeer Streets, (Grace Evangelical Lutheran Church) for a day care center.

Motion carried by unanimous vote.

SUP-6-70

610 W. Ottawa

Motion by Gaus, seconded by Pawlak

that the letter of withdrawal from Mr. Donald Hines regarding the request for a special use permit by Donald A. Hines, Attorney for the Renaud Foundation, to occupy the east room on the second floor of the Lansing Towers for executive offices be accepted.

Motion carried by unanimous vote.

SUP-7-70

3020 W. Washington

Motion by Gaus, seconded by Pawlak that the request by Gordon C. Smith for the Paul Goodman Community School Inc. to permit a day care center for not more than 25 children between the ages of 3 through 5 upon the premises known as 3020 S. Washington Ave. be referred to the mid month meeting.

Motion carried by unanimous vote.

SUP-8-70

2626 N. Turner St.

Motion by Gaus, seconded by Pawlak that the request by Laura R. Byerlee of United Migrant Opportunity, Inc., for a special use permit to allow the establishment of a nursery school for a maximum of 50 children on the premises known as 2626 N. Turner Street, the St. Therese School and Church complex, be approved in accord with Section 36-42 of the Zoning Code.

The St. Therese School and Church complex is a well developed site of almost nine acres which contains both an elementary school and a convent. Prior to this school year, the school included 7th and 8th grade classes; however, they have now been shifted to another school. The applicant intends to use two of the classrooms made available by this shift.

The site appears to be well suited to a nursery school operation. Since the classrooms to be used were previously used by the 7th and 8th grade classes, no new burden of usage or increased population is involved. The rooms are so located that drop-off and pick-up points for the children will, by necessity, be within the school site and not on either Turner or Randolph Streets. Play area available on the site is extensive and the addition of a nursery school should not have any significant impact on the surrounding residences due to their distance from the main play area.

The Michigan Department of Social Services states that they will license the operation if the Special Use Permit is approved.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Pawlak, Reynolds—6.

Nays: None.

Z-100-69

300 and 400 blks. of E. Jolly Rd.

Motion by Gaus, seconded by Fink that the petition by Mr. Shafer to rezone property in the 300 and 400 blks. of E. Jolly Rd. from Community Unit Plan to "F" commercial district be referred to the Zoning Committee for analysis and report at a later date.

Motion carried by unanimous vote.

Z-25-70

2700 blk. W. Miller Rd.—A-1 to F

Motion by Gaus, seconded by Pawlak that the petition by John I. Johns to rezone property at 2700 Miller Rd. from A-1 family to F commercial district be referred to the Zoning Committee for recommendation and report at a later date.

Motion carried by unanimous approval.

SS-13-70

Area bound by Hazel St., Penn. Ave., S. Hosmer, and the expressway

Motion by Gaus, seconded by Reynolds that the request by the Lansing City Council for the Planning Board to research and report back on the possible rezoning of the property, bound by Pennsylvania Ave., South Hosmer, Hazel St. and the Expressway to "J" light industrial district be referred to the Zoning Committee for recommendation and report at a later date.

Motion carried by unanimous approval.

STREETS COMMITTEE

ROW-6-70

Vacate portion of N. Holmes St.

Motion by Reynolds, seconded by Fink that the request by Edward W. Sparrow Hospital Association that proceedings be initiated to vacate that portion of North Holmes Street lying North of Vine Street subject to the retention of all existing utility easements be approved.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Pawlak, Reynolds—6.

Nays: None.

P-3-70

Libbie Subdivision

Motion by Reynolds, seconded by Fink

that the request by Harry Feguer for consideration and approval of the Final Plat of Libbie Subdivision be approved subject to the following conditions:

1. That financial security be posted in the amount specified by the Public Service Department prior to the signing and affixing of the Municipal Seal.
2. That either an abstract of title accompanied by an attorney's opinion as to the marketability of the land or a certificate of title issuance be submitted to the City Clerk prior to the signing and affixing of the Municipal Seal.
3. That all tax obligations be met and cleared with the assessment office prior to City Council approval.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Pawlak, Reynolds—6.

Nays: None.

BUILDINGS AND PROPERTIES

BP-7-70

S.E. Corner of Walnut and Genesee St.

Motion by Fink, seconded by Pawlak that the request from St. Paul's United Church of Christ to enclose an existing front porch at the southeast corner of Walnut and Genesee Streets be denied.

The Board does not believe the change would be in keeping with the intent of planning principles and could very well establish a precedent for others seeking the same privilege throughout the City.

The Public Service and Highway Committee of Council to whom was referred this request recommended denial due to the use of the Walnut Street right-of-way for street widening purposes.

It is also pointed out that the Building Commissioner has suggested and alternative for solving the problems regarding the church entrance.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Pawlak, Reynolds—6.

Nays: None.

URBAN RENEWAL AND HOUSING

PHS-58-70

Stabler St.

Motion by Fink, seconded by Duncan that the city owned property located directly north of 2915 Stabler Street be approved for three single family units.

1. The property is irregularly shaped, basically triangular, and contains approximately 25,939 sq. ft. The easterly 50 ft. of this property formerly was a part of the old Michigan Electric Railroad right-of-way.
2. All public improvements are available on the parcel.
3. The nearest elementary school is located five blocks from the site.
4. The nearest convenience shopping facility is located three blocks from the site.
5. Bus service is available three blocks from the site on S. Cedar St.
6. South Washington Park is located three blocks from the site.
7. The 1960 Master Plan designated this parcel for public use as part of Ingham Medical Hospital; however, the extension of Stabler Street now makes this use impractical. The property is zoned "A-1" family residential district.
8. The property lies within Treatment Unit 20 (a) of the Community Renewal Program. This area is classified as a rehabilitation area, but this parcel lies on the western fringe and faces a sound area.

While the area to the east of this parcel is somewhat marginal in character, this parcel is located on a new street and faces an area landscaped upon space with an attractive view. Based on the overall general desirability of this location, the Board would recommend that this site be approved for three single family units.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Pawlak, Reynolds—6.

Nays: None.

PHS-59-70

S. Washington Ave.

Motion by Fink, seconded by Duncan that the property on S. Washington Ave. Known as the north 60 ft. of Lot No. 54 of the Supervisor's Plat of Miller Road Farms be approved for public housing purposes.

1. All public improvements are available on the site with the exception of storm sewer and curb and gutter.
2. The nearest elementary school is located $\frac{3}{4}$ mile from the site.
3. The nearest convenience shopping facility is located two blocks from the site.
4. Bus service is available two blocks from the site at S. Washington and Miller.

5. Atwood Park is located $\frac{1}{2}$ mile from the site.
6. The 1960 Master Plan designates this area for residential use.
7. This property lies within Treatment Unit 33 (h) of the Community Renewal Program which is classified as a sound area.
8. Use of this lot will require a lot split.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Pawlak, Reynolds—6.

Nays: None.

PHS-60-70

Cooper Road

Motion by Fink, seconded by Duncan that the property on Cooper Road known as Lot No. 35 of the Supervisor's Plat of Miller Road Farms be approved for two public housing sites.

1. All public improvements are available on the sites with the exception of sidewalk and curb and gutter.
2. The nearest elementary school is located $\frac{3}{4}$ mile from the sites.
3. The nearest convenience shopping facility is located $\frac{1}{4}$ mile from the sites.
4. Bus service is available $\frac{1}{4}$ mile from the sites at S. Washington and Miller.
5. Atwood Park is located $\frac{3}{4}$ mile from the sites.
6. The 1960 Master Plan designates this area for residential use.
7. The property lies within Treatment Unit 33 (h) of the Community Renewal Program which is classified as a sound area.
8. Use of this lot for two units will require a lot split.

While three other lots on this street have been approved for public housing, it is the Board's opinion that the addition of two more sites will not constitute an overload due to the extreme length of this block.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Pawlak, Reynolds—6.

Nays: None.

PHS-62-70

Westmont Ave.

Motion by Fink, seconded by Duncan that the property on Westmont Avenue known as Lots No. 86 and No. 87 of Westmont Subdivision be approved for public housing purposes.

1. Each lot measures 50 ft. by 103 ft., contains 5,150 sq. ft. and is zoned "A-1" family residential district.
2. Public improvements available on the site are City water, sanitary sewer and paved street.
3. The nearest elementary school is located $\frac{1}{4}$ mile from the site.
4. The nearest convenience shopping facility is located three blocks from the sites.
5. Bus service is available $\frac{1}{2}$ block from the sites on N. Grand River Ave.
6. Tecumseh Park is located one mile from the sites.
7. The 1960 Master Plan designates this area for residential use.
8. The property lies within Treatment Unit 3 (c) of the Community Renewal Program which is classified as a code enforcement area.

While these lots lack some public improvements, the general convenience of the sites is an important factor. The Mt. Vernon project is located nearby, but the sites are buffered from it by another residential block and a large commercial center now under construction.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Pawlak, Reynolds—6.

Nays: None.

PHS-63-70

Sheffer Ave.

Motion by Fink, seconded by Reynolds that the property on Westmont Avenue known as Lots No. 19-20 of Westmont Subdivision be approved for public housing purposes.

1. Each lot measures 50 ft. by 103 ft., contains 5,150 sq. ft., and is zoned "A-1" family residential district.
2. Public improvements available on the site are City water, sanitary sewer and paved street.
3. The nearest elementary school is located $\frac{1}{4}$ mile from the sites.
4. The nearest convenience shopping facility is located four blocks from the sites.
5. Bus service is available $\frac{1}{2}$ block from

the sites on N. Grand River Ave.

6. Tecumseh Park is located one mile from the sites.
7. The 1960 Master Plan designates this area for residential use.
8. The property lies within Treatment Unit 3 (c) of the Community Renewal Program which is classified as code enforcement area.

Motion failed by the following vote:

Yeas: Black, Fink, Reynolds—3.

Nays: Duncan, Gaus, Pawlak—3.

PHS-63-70

Sheffer Ave.

Motion by Duncan, seconded by Reynolds that the previous vote on Lots No. 19 and No. 20 be reconsidered for public housing purposes.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Reynolds—4.

Nays: Gaus, Pawlak—2.

Motion by Duncan, seconded by Reynolds that the property on Westmont Avenue known as Lots No. 19-20 of Westmont Subdivision be approved for public housing purposes.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Reynolds—4.

Nays: Gaus, Pawlak—2.

ORDINANCE

No Report.

CAPITAL IMPROVEMENTS

No Report.

FINANCE

No Report.

EXECUTIVE COMMITTEE

Amendment to the Planning Board Rules of Procedure

Motion by Gaus, seconded by Reynolds that the following amendment to the Planning Board Rules of Procedure be approved.

"Section 1.0 Officers—1.1 Selection. Delete the words 'All elective officers are eligible for re-election' and substitute 'A Planning Board member shall not hold office of Chairman for more than two consecutive years, and also, a Planning Board member shall not hold the office of Vice Chairman for more than two consecutive years.'

Motion carried by unanimous vote.

A letter from the Metropolitan Lansing Fine Arts Council was read by Mr. Brown. The letter notified the Board of an arts conference being held on October 22, 1970.

Referred to Mr. Guernsey.

PLANNING DIRECTOR'S REPORT

Mr. Brown informed the Board that the Historical Commission Act 179, 1970 has passed.

He also stated that on October 14, 1970, Mr. Frank, of Frank and Stein, will speak to the Historical Commission on Historical Preservation and how it might apply to the City of Lansing.

Referred to Mr. Guernsey.

OTHER COMMUNICATIONS

No Report.

NEW BUSINESS

Election of Executive Committee Member

Motion by Fink, seconded by Reynolds that Mr. Duncan be elected to the Executive Committee.

Motion carried by unanimous vote.

OLD BUSINESS

Model Cities Administration Continued Planning Program Contract

Motion by Reynolds, seconded by Fink that the Model Cities Administration Continued Planning Program Contract be approved.

Motion carried by unanimous approval.

Adjournment: 11:50 P.M.

RAYMOND C. GUERNSEY,
Secretary,

Lansing Planning Board.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, October 20, 1970

Meeting was called to order at 7:43 p.m.
by Chairman Black.

ROLL CALL

Present: Aldrich, Black, Duncan, Gaus,
Pawlak, Reynolds—6.

Absent: Fink, Harris—2.

Motion by Gaus, seconded by Duncan
that Mr. Fink be excused from the meeting.

Motion carried by unanimous approval.

BUSINESS SESSION MINUTES

Motion by Reynolds, seconded by Gaus
that the minutes for September 15, 1970 be
approved as written.

Motion carried by unanimous approval.

ZONING COMMITTEE

SUP-7-70 3020 S. Washington

Motion by Gaus, seconded by Pawlak that
the request for a special use permit by
the Paul Goodman Community School Inc.
to permit a day care center at property
located at 3020 South Washington Avenue
be denied.

The site under consideration lies on the
NW corner of S. Washington Avenue and
Loa Streets.

On July 26, 1950, the Lansing City
Council rezoned this property from "A"
single family to "B" single family and "J"
parking district to accommodate the con-
struction of a church and a parking lot.
The parking lot was never properly con-
structed and hard surfaced as required by
Section 36-41 of the Zoning Ordinance.
The petitioner now proposes to utilize the
largest portion of this "J" parking district
for play area and to fence it, virtually
eliminating nearly all of the on site park-
ing.

Futhermore, the area proposed for play
area consists of approximately 4,050 square
feet as shown on the site plan and Section
36-42 of the Zoning Ordinance requires a

minimum of five thousand square feet of
play area for any day care center.

The Board believes that the proposed day
care center would create more intense use
of this property than is in the best in-
terest of the adjacent properties.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus,
Pawlak, Reynolds—6.

Nays: None.

Z-46-70 1222 and 1226 E. Michigan Ave- nue J to F-1

Mr. Gaus asked the staff why they chang-
ed their recommendation from the previous
one on October 6, 1970.

Mr. Guernsey pointed out the Staff
Analysis.

"In further reviewing this request the
staff still believes that the proposed change
is in keeping with the Planning Board's
original intent.

Nevertheless the staff cannot disregard
the fact that unforeseen future events may
cause a change of ownership on this land or
possibly the land to the south. Futhermore
it is the staff's opinion that Michigan Ave-
nue is a desirable location for commercial
uses, but that Eureka Street is not. We
therefore believe that since the facility now
proposed on Eureka Strret would be allowed
in the "D-1" professional office district
with slight modification, that property
fronting on Eureka St. should be rezoned
form "F-1" commercial district to "D-1"
professional office district.

The staff questions the advisability of
constructing private parking bays adjacent
to a public alley in such a manner as to re-
quire backing into the public alley in fact
the staff does not believe that this alley is
of use to any of the adjacent property
owners except the petitioner and is of the
opinion that maintaining this alley for the
use of one property owner would in effect
be granting this property owner a special
service not available to others. We there-
fore believe that vacating procedures should
be initiated for this alley."

Clarification followed.

Motion by Gaus, seconded by Reynolds that the petition be granted. The Committee also recommends that the property described as lots 10 of Green Oaks Addition except the west 49.5 ft. and except the north 5 feet, and lot 12 of Green Oaks Addition except the west 49.5 feet and the south 30 feet, also the west 132 feet of lot 9 of Green Oaks Addition except the north 5 feet and the west 132 feet of lot 11 of Green Oaks Addition except the south 30 feet be rezoned from "F-1" Commercial District to "D-1" professional office District.

The Committee further recommends that vacating procedures be initiated for the public alley adjacent to this property.

Discussion followed.

Mr. Reynolds withdrew his second. Mr. Gaus then withdrew his motion.

Motion by Gaus, seconded by Reynolds that the rules be suspended in order to allow the public to speak on this matter.

Motion carried by unanimous vote.

Mr. Jeffery E. Poorman for Medical Care Centers Inc. appeared in behalf of the request to rezone property at 1222 and 1226 E. Michigan Ave. from J Parking to F-1 Commercial District.

He stated that his company looked into acquiring the alley about a year ago. However, at that time it wasn't feasible as it had to be purchased and a public election held to give the City permission to sell. He also stated that if they lose the alley, they lose both ends of it which means that their egress-ingress would have to come through Michigan or Eureka.

Mr. Poorman added that the project, as it stands today, is financed. This means that if the zoning is changed, he will have to start again. This is because the present project couldn't be built in the "D-1" district.

Mr. Pawlak said that he thought the D-1 zoning would allow the building and the garage.

Mr. Guernsey replied that it is his understanding that it will allow them. Side yard setback would cause a problem but it could go before the Zoning Board of Appeals.

Mr. Guernsey stated that the reason the staff originally recommended zoning all the way through to Eureka St. was because they are very concerned in the rebuilding of the entire block in this area. As a staff, we were not pleased with recommending commercial zoning on Eureka. They recognized all the problems faced in putting this type of building up so we supported it. However, now the size of

the project is reduced and there is an additional request on Michigan Ave. for commercial zoning which would change the whole character of that block. Now instead of one building dominating it there will be, perhaps, two. The whole land use has changed and it is now a different situation. Therefore the staff is not willing to recommend commercial use back on Eureka St.

(8:00 P.M., Mr. Harris arrived.)

Mr. Poorman discussed a few possibilities for the development of Holmes St.

Mr. Black asked if it would be possible to simply deny the commercial on Michigan and leave the balance of the property as it is.

Mr. Poorman pointed out that he has a hard time justifying to his Board the holding of property in J Parking for the value it has as that zoning. They can't have a parking structure on it and can't even have the City in it as a temporary tenant.

He added that he has to use the frontage. He has \$150,000 in parking in a building which he gets \$350 a month from the City. This is not a proper situation. They paid top dollar for the property and they have to have the use out of it.

If F-1 is used, they have the flexibility of using good planning at very little setback, they can match the parking up with the existing parking and provide another asset to the City.

Mr. Guernsey pointed out that the staff is concerned that this individual might not own this land when it is actually developed. And the fact that this would be zoned commercial would change the land use pattern, traffic pattern and everything else in the area.

Discussion followed.

Mr. Poorman said that his firm will buy the alley if it is a reasonable price. He added that the whole project could be beautiful if Holmes St. could be closed.

He suggested closing Holmes St. south of Michigan Ave. This can be done but not if the project is stopped in the initial stage.

Clarification followed regarding the location of the proposed clinic.

Discussion followed regarding the previously mentioned commercial zoning on Eureka St.

Mr. Harris asked if the present plan takes the route as the previous one, what will be done with the land.

Mr. Poorman replied that they would hope to develop a clinic.

Mr. Reynolds asked him what would happen if they left the project as it is presently zoned with Michigan Ave., all J Parking—the project could still be developed couldn't it?

Mr. Poorman replied yes.

Mr. Reynolds stated that then when the company did have a use for the property on Michigan Ave., the matter can be brought back before the Planning Board.

Mr. Poorman answered that Mr. Reynolds is correct.

Mr. Reynolds pointed out that the apprehension seems to stem from the point that if Michigan is zoned F Commercial and Eureka remains F Commercial then it would be wide open for some other large type of commercial development.

Mr. Pawlak asked how much delay would be created if the land was changed back to the D-1 and it had to go before the Board of Appeals.

Mr. Guernsey replied that it would be at least a month.

Mr. Pawlak asked Mr. Poorman if he is ready to begin.

Mr. Poorman answered that they are in their final plans. They can't start right away because of the Health Department and Fire Marshall regulations but they are proceeding with all haste. He added that if it goes before the Zoning Board of Appeals, then it will take 60 days at least for final action.

Motion by Gaus, seconded by Reynolds that the petition be denied.

The site under consideration is part of the land originally considered for the Medical Center Complex, (under Z-92-69) by the Planning Board on November 4, 1969. The initial proposal was for a six story building, 236 beds, with off-street parking along the Michigan Ave. frontage. The Planning Board endorsed the initial request, and recommended a change of zoning on the subject property from F-1 commercial to J parking. This was to insure that adequate off-street parking would be provided.

The developer has now indicated that his original plans cannot be carried out and that he now plans to construct a building of only 2½ stories, containing 120 beds, which according to our proposed zoning Code would require a minimum of 60 off-street parking spaces. The plan indicates 64 spaces.

When considering this request the Board discussed the possibility of over development of this site, and the fact that, if the site were rezoned a requested development could occur without adequate off-street parking.

It is further pointed out by the Planning Board that "F-1" commercial zoning

would allow for a variety of uses that would not be compatible with the medical center complex proposed for land adjacent to the south.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan Gaus, Harris, Pawlak, Reynolds—7.

Nays: None.

STREETS COMMITTEE

Lot Split .031-70 6500 blk. Sommerset Rd. (east side)

Motion by Reynolds, seconded by Duncan that the request by Richard J. Falicki to divide the north 110 ft. lot 65 of Supervisors Plat of Elmwood Farms subdivision into two 55 ft. x 198 ft. lots be granted.

The parcels created will be as follows:
Parcel "A"

The north 55 ft. of lot 65, Supervisors Plat of Elmwood Farms Subdivision

Parcel "B"

The south 55ft. of the north 110 ft. of Lot 65, Supervisors Plat of Elmwood Farms Subdivision

The proposed division is contrary to Section 37-23(b) - (d) of the Subdivision Ordinance. However, variations to these requirements may be made by the City Council under Section 37-27 of the Subdivision Ordinance.

The Board does not foresee any adverse affects on adjacent properties as a result of this division. The present lot size is the result of inadequate platting and ancient subdivision practices. The proposed lot split would create a more efficient use of the land. The depth of these lots will provide a great deal more land area than the minimum requirements. The depth is consistent with other lots.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Harris, Pawlak, Reynolds—7.

Nays: None.

Logan Street Joint Development Study Prospectus

Bob McKenna, a member of the Planning Staff presented the prospectus to the Planning Board.

The proposal outlines area of joint concern to the Michigan Department of State Highways, the City of Lansing, and private citizen organizations in the area affected by the improvements to M-99 Logan Street.

The overall analysis resulting from a joint development funded study will be used as a necessary basis for aid to the financing of business relocation, to aid in determining land and resource allocations, and aid in the overall development potential and establishment of the policy for the entire corridor area.

The purpose of the federal joint development funds are to specifically relate economic, social, and development programs to the implementation of a new highway program.

Discussion followed on why the program is actually needed.

Mr. Harris stated that he is not adverse to helping business, but he is adverse to spending money on studies. He felt that the studies tend to confuse rather than clarify the facts.

Motion by Reynolds, seconded by Duncan that the Planning Board recommend to City Council that a proposal for federal joint development funds be approved and forwarded to the Michigan State Highway Department for forwarding to the U.S. Department of Transportation.

Motion carried by the following vote.

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—7.

Nays: Harris—1.

BUILDINGS AND PROPERTIES

No report

URBAN RENEWAL AND HOUSING

Interim Bonding Committee

The Planning Board reviewed a departmental analysis of proposal A (proposal to authorize bonds for low income housing) on the November 3rd ballot.

Discussion followed on the need for a distribution formula to assure equity and fair treatment for all cities of the state.

Motion by Duncan, Seconded by Pawlak that the Planning Board recommend to the City Council that the Council formally go on record supporting the Interim Bonding Committee efforts to secure a yes vote on Proposition #1 on the ballot in the November election.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: Harris—1.

PHS-2-69 W. Hillsdale

Motion by Reynolds, seconded by Duncan that Public Housing Site 7-2-69 in

the 1400 block of W. Hillsdale Ave., known as Lot 56, McPherson's Heatherwood Subdivision No.2 be approved.

1. The subject property measures 55 ft. x 86 ft. and contains 4,730 sq. ft.
2. All public improvements are available on the site.
3. The nearest elementary school is located two blocks from the site.
4. The nearest convenience shopping facility is located four blocks from the site.
5. Bus service is available two blocks away, but the site is also close to several employment centers.
6. St. Joseph Park is located five blocks from the site.
7. The 1960 Master Plan designates this area for residential use.
8. The property lies within Treatment Unit 15(g) of the Community Renewal Program which is classified as a code enforcement area. Housing units in this unit are rated 19% good, 60% fair and 21% poor. The site is located within Model Cities Neighborhood 10.

While CRP Area 15 is one of the worst in the city for housing conditions and minority population concentration, the immediate vicinity of the subject property is the best area in this neighborhood. The property lies just across Jenson Avenue from area 14(g) designated for code enforcement, where 90% of the housing units are rated good.

This was done at the request of Mr. Charles Holman who is under contract to the Lansing Housing Commission to construct single family units.

While the Board previously recommended against this site for 4 or 5 bedroom units, the Board recommended in favor of a 3 bedroom unit or smaller.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Harris, Pawlak, Reynolds—7.

Nays: None.

PHS-68-70 Cooper Road

Motion by Reynolds, seconded by Duncan, that the property on Cooper Road known as Lot #59, Supervisor's Plat of Radio Estates be approved for a public housing site.

1. All public improvements are available on the site with the exception of sidewalk and curb and gutter.
2. The nearest elementary school is located one mile from the site.

3. The nearest convenience shopping facility is located $\frac{1}{2}$ mile from the site.
4. Bus service is available $\frac{1}{2}$ mile from the site at the corner of S. Washington and Miller Road.
5. Atwood Park is located one mile from the site
6. The 1960 Master Plan designates the area for residential use.
7. The property lies within Treatment Unit 33 (e) of the Community Renewal Program which is designated as code enforcement area.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Harris, Pawlak, Reynolds—7.

Nays: None.

PHS-69-70 Felt St.

Motion by Gaus, seconded by Reynolds that the property on Felt Street known as Lot #20, Supervisor's Plat of Coleson's Plat be disapproved.

1. The only public improvements available on the site are City water, paved street and sanitary sewer.
2. The nearest elementary school, Sheridan Road School is located $\frac{3}{4}$ mile from the site.
3. The nearest convenience shopping facility is located three blocks from the site.
4. Bus service is available two blocks from the site on N. Turner St.
5. Filley Park is located five blocks from the site.
6. The 1960 Master Plan designates this area for residential use.
7. The property lies within treatment Unit 2(a) of the Community Renewal Program which is classified as a redevelopment area. Housing in this area is rated as 10% good, 25% fair and 65% poor.

This property is located just around the corner from two lots (No. 4 and No. 5) on Paulson Street which were disapproved by the Planning Board on September 23, 1970. This lot suffers from the same drawbacks. It is located on a redevelopment area where only 10% of the housing is good; it is close (two blocks) to the Hildebrandt Park Housing Project, and it has limited public improvements.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Harris, Pawlak, Reynolds—7.

Nays: None.

PHS-70-70 Marywood Ave.

Motion by Gaus, seconded by Duncan that the property on Marywood Avenue known as Lots 64, 65 and the south 12 ft. of lot 63 be approved for public housing sites. (two units)

1. All public improvements are available on the site with the exception of storm sewer, curb and gutter and sidewalks.
2. The nearest elementary school is located $\frac{1}{2}$ mile from the sites.
3. The nearest convenience shopping facility is located two blocks from the site.
4. Bus service is available two blocks from the sites at the corner of S. Washington Ave and Miller Rd.
5. Atwood Park is located $\frac{1}{2}$ mile from the sites.
6. The 1960 Master Plan designates this area for residential use.
7. The property lies within Treatment Unit 30(a) of the Community Renewal Program which is designated as a rehabilitation area. Housing in the area is rated as 22% good, 49% fair and 29% poor. No social problems are reported for the area.

While the physical environment of the area is rated as marginal, visual inspection of the area does not reveal any major detracting influences. Due to the over all suitability of the parcels, the Board would recommend that the sites be approved for public housing purposes.

The Board also recommended that the south 12 ft. of Lots 63 be divided equally between the two parcels so that they will be equal in size.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Harris, Pawlak, Reynolds—7.

Nays: None.

PHS-71-70 Leawood Subdivision

Motion by Duncan, seconded by Reynolds that Lots 30, 35, 51 and 52 of Leawood Subdivision be approved for public housing purposes.

1. Each lot measures approximately 96 ft. x 150 ft. and contains approximately 14,000 sq. ft.
2. Public improvements available on the sites are city water and street lights. Storm sewers are in Stoneleigh Drive.
3. Forest View School is immediately adjacent to all four lots and includes a large play area.

4. The nearest convenience shopping facility is located $1\frac{1}{4}$ mile from the sites.
5. Bus service is not available at the present time.
6. The 1960 Master Plan designates this area for residential use.
7. The lots lie within Treatment Unit 27(F) of the Community Renewal Program which is classified as a sound area.

In the Board's opinion, these lots are well suited to a 5 bedroom units and that large units will not significantly be out of character with the existing homes. Since all four lots are very large and about the school—playground area, they are particularly desirable for large families. While this is a relatively new tract with a few homes in the \$35,000-\$45,000 range, the overall nature of the subdivision is that of a sound middle-class area with an excellent environment for low-income families. Therefore, based on the above information, the Board would recommend that these sites be approved for public housing purposes. The Board would further recommend that only families with private transportation available be located at these sites.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Pawlak, Reynolds—5.

Nays: Gaus, Harris—2.

PHS-72-70 Northrup St.

Motion by Reynolds, seconded by Pawlak that the property on Northrup Street known as the west 57.31 feet of lot No.1 Rand-Kris Subdivision and the metes and bounds parcel immediately to the west, measuring 60 ft. x 163 ft, be approved for public housing purposes. (two units)

1. All public improvements are available on the sites with the exception of storm sewer, sidewalk and curb and gutter.
2. The nearest elementary school is located $\frac{1}{2}$ mile from the sites.
3. The nearest convenience shopping is located $\frac{3}{4}$ mile from the sites.
4. Bus service is available $\frac{1}{4}$ mile from the sites on S. Washington Ave.
5. Atwood Park is located $\frac{1}{2}$ mile from the sites.
6. The 1960 Master Plan designates this area for residential use.
7. The property lies within Treatment Unit 29(e) of the Community Renewal Program which is classified as sound.

The Board finds no significant drawbacks to the sites and therefore, based on the

above information, would recommend that these sites be approved for public housing.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Harris, Pawlak, Reynolds—7.

Nays: None.

ORDINANCE

Service Station Study

No report as it is being revised with information submitted by service stations in the area.

CAPITAL IMPROVEMENTS

Mr Guernsey pointed out that it is time to circulate data sheets to all departments for submission of their projects.

FINANCE

No Report.

EXECUTIVE

Mr. Duncan brought up the fact that the next meeting is on the same night as election (Nov. 3, 1970).

Mr. Duncan mentioned that, from now on, the staff write ups on each case will note how the proposed Zoning Ordinance would handle the matter.

Motion by Harris, seconded by Pawlak that Mr. Black be excused from the November 3, 1970 meeting.

Motion carried by unanimous vote.

Motion by Harris, seconded by Gaus that Mr. Duncan be excused from the November 3, 1970 meeting.

Motion by Pawlak, seconded by Reynolds that the Planning Board Meeting of November 3, 1970 be formally shifted to November 17, 1970 and make this the only meeting to be held in the month of November.

Motion carried by unanimous vote.

PLANNING DIRECTOR'S REPORT

Mr. Guernsey asked if anyone on the Planning Board could attend the contract signing for the Model Cities Program on November 6, 1970.

Mr. Duncan stated that he would check and let Mr. Guernsey know.

Mr. Guernsey also reported that Model Cities in conjunction with the Planning Board (joint contract), has hired an economic planner and a secretary for the Model Cities Program.

Mr. Wayne Schacht, who had been hired earlier, is accepting a position in Anchorage, Alaska.

Mr. Guernsey added that the Nixon Administration, based upon several recent studies is modifying the Model Cities Program. They are asking 16 to 18 cities in the United States to test out several different directions. Last week three Councilmen, the Mayor, Mr. Sowles, and Mr. Froh were in Washington D.C. reviewing this program. Lansing had been invited to submit its comments and be reviewed as one of the possible 16 to 18 cities. As a result of this conference Lansing has about a 90% chance of being selected as one of the cities to test this Model Cities revised program. The main ingredients of this revised program are that rather than just dealing with one section of the city, it can be expanded, as far as scope, to the entire city, and it would focus on problems of the entire city in an over all organized manner as opposed to just a certain portion of the worst problems that exist. There would be more local responsibility, more open control and less red tape to go through. Also, the city has the option to test out categorical programs like urban renewal or housing programs or the more traditional programs like the open space grant that the city has for the Red Cedar Basin.

OTHER COMMUNICATIONS

Letter from Engineering Society of Detroit

It was pointed out to the Board that Dr. Constantinos Doxiadis will present the results of the final phase of his research in-to the Urban Detroit Area to architects and planners of the area at the Engineering Society of Detroit on Wednesday, November 4, at 2:00 P.M.

NEW BUSINESS

As Mrs. Aldrich has officially taken her oath of office, Mr. Black appointed her as chairman of the Building and Properties Committee, and member of the Streets and Subdivision Committee and Finance Committee.

Mr. Guernsey was asked to check with the Police Department and Parks Department regarding use of a park site for the new police center.

Motion by Duncan, seconded by Harris that the Planning Board recess into a Committee of the Whole.

Motion carried by unanimous vote.

The Board reconvened at 10:59 P.M.

ADJOURMENT: 11:00 P.M.

RAYMOND C. GUERNSEY,
Secretary
Lansing Planning Board

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Special Meeting, November 25, 1970

Meeting was called to order by Chairman Black at 7:40 P.M.

ROLL CALL

Present: Environment Task Force, Model Cities, Mrs. Aldrich, Mr. Black, Mr. Gaus, Mr. Pawlak, Mr. Reynolds, Planning Staff.

Absent: Mr. Duncan, Mr. Fink, Mr. Harris.

The entire text of the Proposed Zoning Ordinance was reviewed. A number of suggestions and recommendations were made which are on file in the Planning Department.

Councilman Gunther and Councilman May arrived at 8:20 P.M.

Mr. Duncan arrived at 8:32 P.M.

Motion by Pawlak, seconded by Duncan, that the Planning Board request City Council to authorize the Planning Board to hold a public hearing on the Proposed Zoning Ordinance and Map at our Dec. 15th mid month meeting and that if the Council gives their authorization next Monday night, that the staff be authorized to immediately issue the notices of the meeting.

Motion carried by unanimous vote.

It was agreed that the Planning Board Meeting should be changed back from Dec. 22, 1970 to Dec. 15, 1970.

Adjournment: 11:11 P.M.

RAYMOND C. GUERNSEY,
Secretary,
Lansing Planning Board.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, November 17, 1971

Meeting was called to order at 7:40 P.M. by Chairman Black.

ROLL CALL

Present: Aldrich, Black, Gaus, Pawlak, Reynolds—5.

Absent: Duncan, Fink, Harris—3.

HEARINGS

Z-100-69

Mr. Jarvis J. Schmidt, 2700 Penobscot Building, Detroit Michigan, appeared in

behalf of the petition to rezone property at the 300 and 400 blks. of E. Jolly Rd. from "A-1" family residential district to "F" commercial district and "D-1" professional office district.

Mr. Schmidt pointed out that there are two possibilities for land use. It is presently zoned "A-1" residential district and it could also be used for office and commercial development.

The land does not lend itself to single family residential as it would go to lower cost housing.

He explained their proposal and added that his company never undertakes a project unless it is professional or commercial.

Mr. J. Welton, 4810 Ora St., president of Gardner Jr. High PTA appeared and stated that the school congestion is getting more heavy and he would like to know how this proposed rezoning will effect the traffic in the area. He is neither for or against the rezoning.

Mr. Schmidt replied that they hope Jolly Road will have turning lanes at Jolly Rd., Ora St., and future entrances. He added that he hopes the Planning Board will make recommendations concerning this.

Mr. Welton then asked for a clarification of what could be built on the property under commercial use. Mr. Guernsey explained the district to him.

Evelyn Grant, no address given felt that the traffic problem is acute and that a street should be incorporated into the proposed plan.

Referred to the Zoning Committee.

Z-39-70 3534-3536 and 3538-3540 W. Jolly Rd.

The petitioner did not appear in behalf of the request to rezone property in the 3500 block of W. Jolly Rd. from "C-2" family residential and "A-1" family residential districts to community unit plan.

Mr. Albert Cygan, 3607 Lucie St., pointed out that they are surrounded by duplexes and apartments. He asked for clarification of what is proposed.

Mr. Banks explained the proposed rezoning.

Mr. Cygan felt that it would be too crowded to put these units on one lot.

Referred to the Zoning Committee.

Z-43-70 3032 N. East St.

Mr. Roger Lippincott, 115 W. Sheridan Rd., appeared in behalf of the petition to rezone property at 3023 N. East St. from "A-1" single family residential district to "E-2" drive in district.

No one appeared in opposition.

Referred to the Zoning Committee.

Z-49-70 1100 E. High Street

Mr. Carl E. Bird, petitioner, appeared in behalf of the petition to rezone property at 1100 E. High Street from "B" residential district to "F" commercial dis-

trict. Mr. Bird stated that he bought the property with the understanding that this has always been a commercial site. It hasn't been used for a long period of time and has reverted to "A-1" residential district. He would like to have it zoned back to commercial.

No one spoke in opposition.

Referred to the Zoning Committee.

Z-50-70 801-811 W. Jolly Rd.

Mr. Phil Walter, 417 Spring St. appeared in behalf of the petition to rezone property at 801-811 W. Jolly Road from "A" one family residential district to "E-1" drive-in shop district.

Rev. Betz, 818 W. Jolly Rd., spoke in opposition. He added that his neighbors are also in opposition. The nursery causes dust and the property will lose its resale value.

Mr. Black asked if the petitioner was requesting a rezoning or just a clarification of the Board's opinion.

Mr. Guernsey commented that the petitioner could go before the Board of zoning appeals to appeal the Building Inspector's decision.

Mr. Gaus asked why the petitioner is requesting "E-1".

Mr. Walter replied that they would like to obtain the lowest possible zoning classification which will allow the nursery to exist.

Mrs. Goldie Betz, wife of Rev. Betz, stated that she would like the property to remain "A-1" residential.

Two letters of opposition were submitted to the Board from Mr. and Mrs. Anspach and Mr. and Mrs. Sample.

Referred to the Zoning Committee.

Z-51-70 5000 blk. S. Logan

Mr. Karl Kessler, representing Weaver Kessler Realty, 4408 S. Cedar St. appeared in behalf of the petition to rezone property in the 5000 block of S. Logan Street from "C" two family residential district to "D-1" professional office district.

Mr. Kessler explained why they are asking for professional office district.

No one spoke in opposition.

Referred to the Zoning Committee.

Z-52-70 900 blk. W. Jolly Rd.

Mr. Weaver appeared in behalf of the petition by Weaver Kessler Realty to re-

zone property in the 900 block of W. Jolly Rd. from "A" one family residential district to "F" commercial and "J" parking districts.

Mr. Weaver answered questions which clarified the ownership of the property and the parking situation.

Ingress and egress points were discussed and it was pointed out that there would not be any access to the residential property.

No one spoke in opposition.

Referred to the Zoning Committee.

Z-53-70 SW corner of Fairway Court and Fairway Lane

Mr. Peter Spagnuolo, petitioner, appeared in behalf of the request to rezone property on the SW corner of Fairway Court and Fairway Lane from "A" one family residential district to "DM-1" multiple dwelling district.

Mr. Spagnuolo described the proposed dwelling and read a letter from the owner of the property in favor of the rezoning. He added that with the new I-496 expressway going through, this would be a good buffer zone.

A letter from the Vice President of Capitol Savings and Loan, expressed that he feels a multiple dwelling district would be better than an "A-1" family residential district.

Bud Mathews appeared in behalf of his father and asked how the community will benefit from this proposed rezoning.

Mr. Spagnuolo replied that this lot is not good for "A-1" family residential and his colonial structure will enhance the surrounding properties.

Mr. Kenneth Park, 1005 Shelter Lane, spoke in opposition.

James Church, 3107 Fairway Ct., spoke in opposition.

Paul Quinn, 1044 Shelter Lane, spoke in opposition as it detracts from the value of the present "A-1" family homes. It will also create traffic problems as there are already many multiple dwellings in the area.

Mr. Roy Mathews, 3116 Fairway Ct., spoke in opposition.

Mr. Backus acknowledged four letters received by the Board.

Mr. C. Speir—opposition.

Martin Co.—have no objections.

Paul Titus—opposition.

Bollerts Hardware—opposition.

Shirley Conrad, 1020 Shelter Lane presented a petition with 34 names in opposition.

Mr. Spagnuolo stated that he did not realize there was so much opposition to the rezoning and stated his will to withdraw his petition.

Referred to the Zoning Committee.

Z-54-70

Lawrence Maurer, partner with William Maurer, appeared in behalf of the request by Lansing Industrial Laundry Inc. to rezone property at 925 E. Hazel from "J" parking district to "H" light industrial district.

Mr. Maurer pointed out that the only reason for rezoning is to erect a new building for storage and eliminate the present building which is an eyesore. The present building has been there for 28 years.

Rose McKatch, 1060 Raider, expressed that the present building is an eyesore.

Larry P. Byle, 1029 Raider St., spoke in opposition to the rezoning and presented a letter from Mrs. Kaplan, 1024 Raider St. which also was in opposition. She felt that if this is zoned light industrial, another gas station will come in.

Referred to the Zoning Committee.

Z-55-70 213 W. Allegan St.

Mr. Richard Frank, of Frank and Stein Architects, appeared in behalf of the petition by Plymouth Congregational Church to rezone property at 213 W. Allegan St. from "J" parking district to "G" business district.

No one spoke in opposition.

Referred to the Zoning Committee.

Z-56-70 SE corner of E. Saginaw and Clipper St.

Mr. Alexander, general manager of Frandora Properties, appeared in behalf of the request by Frandor Shopping Center Incorporated to rezone property in Frandor Shopping Center from "F" commercial district to "J" parking district and from "J" parking district to "F" commercial district.

No one spoke in opposition.

Referred to the Zoning Committee.

SUP-9-70 5438 S. Pennsylvania Ave.

Mr. Charles D. Benson appeared in behalf of the petition for the grant of a

special use permit for the purpose of operating a veterinary hospital for small animals.

Discussion followed on what the property contains. He has no plans for the south 65 feet.

Mrs. Grant, 5433 S. Pennsylvania Ave., asked how many dogs will be there at one time?

Mr. Benson replied that it will contain about 30 dogs and cats. However, it is all air conditioned, contains no outside runs and he has never had any complaints regarding his other three hospitals.

Referred to the Zoning Committee.

SUP-10-70 910 W. Allegan

Mr. John Aycock, was not able to appear in behalf of the request by the Tri County Mental Health Board—drug program, to permit a drug abuse education and consultation clinic upon the premises know as 910 West Allegan St. and hoped that the public would be allowed to speak and that the request be tabled for future action.

No one spoke in opposition.

Referred to the Zoning Committee.

P-10-70 Hunters Ridge

Mr. Walter, 1012 Foxhill Drive, East Lansing, presented a site plan to the Planning Board.

No one spoke in opposition.

P-11-70 Midwood Subdivision

Lavern Hendryx, engineer for Geert Mulder and Sons, briefly described the design of houses and price range proposed for Midwood Subdivision.

Mrs. Elmer Reynolds, owner of lot #85 which faces Midwood St. was opposed as the proposed houses will depreciate the present properties and residences.

Ann Vickulan, Fernenday Realty, asked if these are 235 houses.

Mr. Hendryx replied that some are 235 and some are by the City Housing Commission.

Ann Vickulan felt that these homes would not be a detriment to the area.

Mr. McGranson, lives across the street and stated that the area is composed of large lots and they would like to keep it that way.

Mr. Hendryx stated that Mr. Mulder had to assume a sewer assessment on the property and thus needs to divide the lot.

P-12-70 Sommerset Estates

Lavern Hendryx, engineer for Geert Mulder and Sons, appeared in behalf of the request for consideration and approval of a preliminary subdivision plan know as Sommerset Estates and having frontage on Sommerset Road.

He stated that the houses will run between \$21,000 and \$22,000. The land area is too large for just 2 or 3 houses and requires subdividing.

Bonnie Barnard, 6338 Sommerset stated that the neighbors find objection to this because the development goes back into the lot.

James Barnard, 6338 Sommerset said that the proposed road will make the rest of the lots very short. He thought four houses on the property would be sufficient.

Referred to the Streets Committee.

RECESS: 9:45 P.M. to 10:40 P.M.

Mr. Duncan arrived during the recess.

BUSINESS SESSION

Motion by Gaus, seconded by Duncan that Mr. Frank and Mr. Harris be excused from tonight's meeting.

Motion carried by unanimous vote.

MINUTES

Motion by Gaus, seconded by Reynolds that the minutes of September 23, 1970 be approved as printed.

Motion carried by unanimous vote:

ZONING COMMITTEE

Z-100-69 Jolly Cedar

Motion by Gaus, seconded by Pawlak that the petition by James W. Draper, Thomas F. Franke and Jarvis J. Schmidt to rezone property at the 300 and 400 blocks of East Jolly Road from "A-1" family residential district to "F" commercial district and "D-1" professional office district be tabled until the January 5, 1971 meeting.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: None.

Z-39-70 3534-3536 and 3538-3540 W. Jolly Road

Motion by Gaus, seconded by Pawlak that the request by the owner to rezone property in the 3500 block of W. Jolly Road from "C-2" family residential and "A-1" family residential districts to community unit plan be tabled until January 5, 1971.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: None.

Z-43-70 3023 N. East St.

Motion by Gaus, seconded by Pawlak that the petition by Roger Lippincott to rezone property at 3023 N. East Street from "A-1" single family residential district to "E-2" drive in district be denied.

The North East Street Citizen's Planning Committee recommended that the petition be denied since zoning this site would in effect perpetuate an incompatible use adjacent to residential dwellings.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: None.

Z-49-70 1100 E. High St.

Motion by Gaus, seconded by Pawlak that the petition by Carl E. Bird to rezone property at 1100 East High Street from "B" residential district to "F" commercial district be denied.

Motion by Gaus, seconded by Pawlak that the rules be suspended to allow the petitioner to speak.

Motion carried by unanimous vote.

Mr. Bird stated that the business is to be a delivery type service with 8—10 parking spaces even though they don't anticipate more than 1 or 2 cars at a time.

This rezoning was found to be contrary to the generalized Land Use Master Plan as well as the plans of the Model Cities Neighborhood. The Board believes that spot zonings such as this could create a hardship in the development and attainment of the Model Cities program.

The proposed use of this site as a wholesale outlet is not a permitted use in the "F" commercial district. In the opinion of the building commissioner, "G-2" wholesale district is the required zoning district for wholesale business. The Board recommends

against any commercial type zoning on this site.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: None.

Z-50-70 801-811 W. Jolly Rd.

Motion by Gaus, seconded by Pawlak that the petition by Bruce J. Maguire to rezone property at 801-811 W. Jolly Road from "A" family residential district to "E-1" drive in shop district be denied.

Motion by Duncan, seconded by Aldrich that the petition be tabled and the staff is to discuss the petition with the Building Department.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: None.

Z-51-70 500 Blk. S. Logan

Motion by Gaus, seconded by Pawlak that the petition by Weaver Kessler Realty to rezone property in the 5000 block of S. Logan Street from "C" two family residential district to "D-1" professional office district be denied.

Motion failed by the following vote:

Yeas: Black, Duncan, Gaus, Pawlak, Reynolds—5.

Nays: Aldrich—1.

Motion by Aldrich, seconded by no one that the petition be approved.

Motion has no support.

In effect the proposed change would create a sub-standard duplex lot in that the remainder of the parcel under consideration would be less than the 6400 square feet required by the zoning ordinance. Furthermore the professional office site would have no direct access upon a street because of a plat restriction and would instead depend upon an easement to provide access.

The Board is of the opinion that this lot should be developed with a duplex facing the cul de sac at the end of Bel Aire Ave. To place an incompatible land use such as a professional office, would be to subject abutting residences to adverse conditions.

Z-52-70 900 block W. Jolly Rd.

Motion by Gaus, seconded by Pawlak that the request by Weaver Kessler Realty to rezone property in the 900 block of W. Jolly Road from "A" one family residential district to "F" commercial and "J" parking district be tabled until the petitioner submits a plan for the subject parcel and the one to the west.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: None.

Z-53-70 SW corner of Fairway court and Fairway Lane

Motion by Gaus, seconded by Pawlak that the request by Peter J. Spagnuolo to rezone property on the SW corner of Fairway Court and Fairway Lane from "A" one family residential district to "DM-1" multiple dwelling district be denied.

The property under consideration contains approximately 15,125 sq. feet. If developed as proposed, there would be very little open area remaining.

The site does not have ease of access to public facilities such as schools and parks.

The expressway proposed to the west does not abut this property, and will in fact be depressed at this point so as not to create as severe an adverse effect on a single family dwelling constructed upon the site.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: None.

Z-54-70 925 E. Hazel

Motion by Gaus, seconded by Pawlak that the request by Lansing Industrial Laundry Inc. to rezone property at 925 E. Hazel from "J" parking to "H" light industrial district be denied.

There are no effective means under the present zoning ordinance, of protecting the existing residential uses in the area from the adverse effects of an industrial operation. Furthermore, the proposed change would virtually eliminate off street parking for the facility.

Motion failed by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak—5.

Nays: Reynolds—1.

Z-55-70 213 W. Allegan St.

Motion by Gaus, seconded by Pawlak that the petition by the Plymouth Congregational Church to rezone property at 213 W. Allegan St. from "J" parking district to "G" business district be denied as filed and that the north 160 feet of the east 10 feet of lots 10, 11, and 12, Block 116, Original Plat of the City of Lansing be rezoned from "J" parking district to "G" business district and that the south 30 feet remain "J" parking district.

With the proposed new addition to the church, much of the existing parking area will be eliminated. Plans for the addition show that the southerly 55 feet of the strip will be retained as parking and turnaround area.

The main body of the proposed addition would not protrude into the existing strip of "J" parking; however, several pilasters and an entry stairway would. Thus, rezoning from "J" parking would be necessary to allow construction of the addition as planned.

The Board believes that continuance of "J" parking on most of this strip will serve no useful purpose, but that since parking will be retained on the southerly portion, some of the "J" district should not be rezoned.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: None.

Z-56-70 SE corner of E. Saginaw and Clipper St.

Motion by Gaus, seconded by Pawlak that the request by Frandor Shopping Center Incorporated to rezone property in Frandor Shopping Center from "F" commercial district to "J" parking district and from "J" parking district to "F" commercial district be approved.

The Board believes that the change proposed will be an improvement to the site adjoining properties. The proposal is and will produce no detrimental effects on merely the shifting of zoning districts within a shopping center. The proposed zoning ordinance will eliminate the need for a separate district for parking. In the opinion of the Board, it should not be necessary to have piecemeal zoning in a shopping center in order to insure sufficient parking.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: None.

SUP-9-70 5438 S. Pennsylvania Ave.

Motion by Gaus, seconded by Pawlak that the petition by Charles D. Benson for the grant of a special use permit for the purpose of operating a veterinary hospital for small animals be granted.

Zoning and land use in the vicinity of the site is a varied mixture which would suffer no detrimental effects from the proposed use.

The Zoning Code in Section 36-42 (10) requires a setback of not less than two feet for each foot of building height. The existing building on the site is extremely close to the north property line which is adjacent to Consumers Power right-of-way. Since this land will not be developed, it does not need the protection of a setback. In the opinion of the Board, this setback encroachment does not violate the spirit and intent of the Zoning Code. The Board believes that this is a desirable location for the proposed animal hospital.

The traffic conditions in the area would not be severely affected by this proposal. The effects of this proposal on public utility facilities will be minimal. The Board does not believe that this proposed animal hospital will cause any noticeable depreciation effects upon the character of the neighborhood.

Outside runs are prohibited by the Zoning Code. In the opinion of the Board, the proposed animal hospital will not have any serious depreciating effect on the value of the surrounding property.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: None.

SUP-10-70 910 West Allegan St.

Motion by Gaus, seconded by Pawlak that the request by John B. Aycock for the Tri County Mental Health Board drug program to permit a drug abuse education and consultation clinic upon the premises known as 910 West Allegan St. be tabled until the mid month meeting of December.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: None.

Z-25-70 2700 Miller Rd.

Motion by Gaus, seconded by Pawlak that the petition by John I. Johns to rezone property at 2700 Miller Road from "A" single family residential district to "F" commercial district be denied.

After examining the long range effects of an adjacent retention basin and the Pleasant Grove Extension, the Planning Board recommended denial.

The social impact of land development, as well as the physical aspects was taken into consideration in making this recommendation. The area surrounding the site under consideration, the Maple Grove Community, is presently plagued with social problems, and the effects of commercial development in the area should be viewed with this fact in mind.

The Maple Grove area has recently felt the impact of large scale housing development being built in the area, namely Coachlight Estates Subdivision.

The subdivision is being developed into homes for low and moderate income families. There is a growing number of families with social problems in the area. This coupled with the fact that the original housing stock in the area had severe qualitative deficiencies, and was occupied primarily by low income families has caused the area north of Miller Rd. to be included in the proposed Model Cities boundaries.

The proposed Pleasant Grove extension bisects this community and will open the area to further development. To set a precedent for commercial development along this major thoroughfare would be to subject an already marginal neighborhood to adverse residential conditions.

We have been, and no doubt will continue to be spending considerable resources to remove adverse residential conditions in the area. We have extended sewers into the area, improved streets, built a new high school, and are presently planning a major access route to the area. In the future, tax dollars will no doubt be spent to enlarge an existing elementary school in close proximity to this site.

The site under consideration lies adjacent to the west of the proposed Pleasant Grove extension. The Board is of the opinion that this major thoroughfare will provide a good barrier between commercial uses on the east and residential uses on the west.

Furthermore, the site abuts a storm water retention basin which is presently under construction to the west. The Board does not believe that such a use is necessarily a negative influence on residential development. Land such as this can provide open space and a pleasant vista, if not passive recreation for abutting residences, if developed properly. Certainly the City would not construct a noxious use in a single family zoning district.

There are several blighting influences in the Maple Grove area at present and the extension of Pleasant Grove Road through the area can hurt or help the neighborhood depending upon how it is treated. To open Pleasant Grove frontage to commercial use would have a detrimental effect on the neighborhood. If the major street is constructed as a pleasant drive for the

motorist as well as a thoroughfare, it will provide ease of access to Maple Grove and make it a desirable residential neighborhood.

The Board is of the opinion that the proposed rezoning would adversely affect the chances of ameliorating social and physical problems existing in the area. Furthermore, the Board believes that such a change would create congestion and blight and would set the precedent for infiltrating the Maple Grove residential community with incompatible uses.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: None.

Z-157-64 3000 S. Washington

Motion by Gaus, seconded by Pawlak that the request by Long Investment Company to amend a community unit plan at 3000 S. Washington be granted.

The Board believes that the proposed addition is only a minor variation in the original plan. In the opinion of the Board, this proposed change will not cause any detrimental effects on property in the vicinity of the site.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: None.

STREETS COMMITTEE

P-10-70 Hunters Ridge

Motion by Reynolds, seconded by Aldrich that the preliminary plat of Hunters Ridge Subdivision be approved subject to the following conditions:

1. The plat shall be developed with complete public improvements as required by the subdivision control ordinance.
2. The streets shall be developed with pavement width as required by the subdivision control ordinance.
3. All outside special assessments shall be paid prior to final plat approval.
4. All lots shall be graded so that surface water will drain therefrom.
5. A 35 ft. easement be provided adjacent to the Grand River for access to the general public.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: None.

P-11-70 Midwood Subdivision

Motion by Reynolds, seconded by Aldrich that the request by Geert D. Mulder and Sons for consideration and approval of a preliminary plat known as Midwood Subdivision be tabled for further consideration by the committee.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: None.

P-12-70 Sommerset Estates

Motion by Reynolds, seconded by Aldrich that the request by Geert D. Mulder and Sons for consideration and approval of a preliminary subdivision plat known as Sommerset Estates be tabled for further consideration by the committee.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: None.

P-4-70B Newport Estates No. 3

Motion by Reynolds, seconded by Aldrich that the request by Gibraltar Enterprises for consideration and approval of the final plat of Newport Estates Subdivision No. 3 be approved subject to the following conditions:

1. That either an abstract of title accompanied by an attorney's opinion as to the marketability of the land or a certificate of title insurance be submitted to the City Clerk prior to the affixing of the municipal seal.
2. That financial security be posted in the amount specified by the Public Service Department prior to the signing of the plat and the affixing of the municipal seal.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: None.

Lot Split .033-70 400 block Edgewood Road

Motion by Reynolds, seconded by Aldrich that the request by the Board of Water and Light to split a lot in the 400 block of Edgewood Rd. be approved as follows:

Parcel A

Lot 41 of the Supervisors Plat of Bridsons Subdivision except the W 85 feet of the N 165 feet and

Parcel B

The W 85 feet of the N 165 feet of Lot 41 of the Supervisors Plat of Bridsons Subdivision.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: None.

BUILDINGS AND PROPERTIES

City Market Status Report

Mr. Guernsey reported that City Council has indicated that they are not going to proceed with the proposed site on Washenaw at this time. A committee has been formed to make recommendations as to what might be done with the existing site. The downtown merchants are concerned that the Washenaw site is being dropped and plan on talking with City Council.

URBAN RENEWAL AND HOUSING

Mr. Guernsey reported that two weeks ago, Mr. Froh, Mr. Spackman and he went to the new federal office building in Detroit which was established to coordinate federal programs in the State of Michigan.

The CRP program is 2/3 federally funded and 1/3 locally funded. He is expecting a written release of the CRP project funds within the next few weeks.

Model Cities Status Report

The biggest issue under Model Cities presently is expansion to cover additional areas in the community. They are also having an administrative problem which needs to be worked out before Washington will look favorably towards the expansion program.

Washington Square Mall

A committee under Roger May has been examining sign restrictions for the Washington Mall or Central Business District and will come back and make recommendations to the Council and Mayor. Copies of the report will be submitted to the Board for its review.

PHS-50-70

Motion by Duncan, seconded by Gaus that the property on Cavanaugh Road known as Lot 2 and the SE 15 feet of lot 3, Sonnybrooke Subdivision be disapproved for public housing purposes.

1. The property is irregularly shaped and contains approximately 21,000 sq. ft. It was zoned "E-2" drive in shop in July, 1969.

2. All public improvements are available on the site with the exception of storm sewers, sidewalk and curb and gutter.

3. Forest View Elementary school is located approximately 1 1/2 mile from the site. A new school is planned for the Beaujardin Subdivision; however, this is at least 2 years in the future. No school bus service is presently provided in this area, but busing to Kendon School is a possibility.

4. No public bus service is presently available in this area.

5. Scott Woods Park is 1 1/2 miles from the site; However, there is a great deal of undeveloped land in the area.

6. The nearest convenience shopping facility is located 1/2 mile from the site.

7. The 1969 Forest View Community Master Plan designates this area for low density residential use (0-5 d.u./acre).

8. The property lies within Treatment Unit 27(b) of the CRP which is classified as a rehabilitation area. Housing units in the area are classified as 7% good, 69% fair and 24% poor.

This is a marginal area in which two single family sites have previously been approved (on Dier St.). While future development looks promising for this area (e.g. a new school and shopping area in the Beaujardin Subdivision), this particular parcel suffers due to its location. It is bounded on two sides by major streets and on a third by a parcel which is to be developed as a gasoline station. In addition, the property would have to be rezoned to "DM-1" multiple dwelling which would be contrary to the Forest View Community Master Plan.

Based on the marginal character of the neighborhood and the site and the conflict with the Forest View Plan, the Board recommends that this site be disapproved for public housing purposes.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: None.

PHS-51-70

Motion by Duncan, seconded by Reynolds that the property on the south corner of South Logan Street and Hughes Rd. be approved for public housing purposes.

1. The parcel measures 271 ft. x 150 ft. contains 40,650 sq. ft. It is presently zoned "A" one family; therefore rezoning will be necessary.

2. All public improvements are available on the site with the exception of side-

walk and curb and gutter on Hughes Rd.

3. The nearest elementary school is located four blocks from the site.
4. The nearest convenience shopping facility is located $\frac{1}{4}$ mile from the site.
5. Bus service is available on South Logan Street.
6. The South Logan Street Plan designates this area for one and two family residential use.
7. The property lies within Treatment Unit 30(f) of the CRP, which is classified as a sound area.

While this parcel could be used as a multiple site, this would not be in keeping with the South Logan Street Plan which was adopted by the Planning Board. In addition, the property is zoned "A". Multiple housing of any kind would be out of character with existing development. The Board believes that splitting this parcel into four duplex lots fronting on Hughes Ave would be in keeping with the Plan while at the same time maintaining a density of 8 d.u. per acre. Duplexes on this parcel would also be reasonable since the property across both Logan and Hughes is designated for multiple family use in the South Logan Street Plan and the duplexes could be viewed as a transitional use.

Based on the above analysis, the Board would recommend that this site be approved for public housing purposes to be developed in duplexes. The Board further recommends that the lot sizes be as follows: The corner lot 80 ft. x 150 ft. and the remaining lots evenly divided.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: None.

PHS-52-70M

Motion by Duncan, seconded by Reynolds that the property on the southeast corner of West Miller and Grovenburg Roads be approved for public housing purposes.

1. The property is irregularly shaped and contains approximately 83,536 sq. ft. The property is zoned "C" two family residential. Rezoning would be necessary.
2. All public improvements are available on the site with the exception of sidewalk on Grovenburg and curb and gutter and street lights.
3. The nearest elementary school is located two blocks from the site.
4. The nearest convenience shopping is Located one block from the site.

5. Bus service is available directly in front of the site on Miller Rd.
6. A new, unnamed park is located three blocks from the site.
7. The South Logan Street Plan adopted by the Planning Board designates this area for multiple family dwellings.
8. The property lies within Treatment Unit 30(f) of the CRP which is classified as sound.

This parcel is well suited for public housing due to its proximity to schools, shopping and bus service and the generally increasing environmental quality of the neighborhood.

In 1968, a 24 unit CUP for this property was submitted for rezoning from "A" one family residential. The Planning Board denied the petition based on incompatibility with surrounding land uses and recommended "C" two family. The City Council then rezoned the property as recommended on September 9, 1968.

Based on the above information, the Board would recommend that this parcel be approved for public housing purposes provided that it be platted for a maximum of seven lots and developed as duplex units. The Board would further recommend that no units be oriented toward Miller Road.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: None.

PHS-65-70M

Motion by Duncan, seconded by Reynolds that the property bounded by S. Logan St., Haag and Hughes Roads, and Taffy Parkway be approved for public housing purposes.

1. The parcel is irregularly shaped and very large, containing approximately 7 acres. It is presently zoned "A" one family residential and has a few old single family dwellings on it in scattered locations. These would be removed prior to sale if necessary.
2. The availability of public improvements varies with different portions of the parcel. In general, most improvements are in or readily extendable. Taffy Park is the least improved side.
3. Maple Grove Elementary School is located four blocks from the site.
4. The nearest convenience shopping facility is located directly across S. Logan Street.
5. Bus service is immediately available on S. Logan St.

6. Atwood Park is located two blocks east of the site.
7. The S. Logan Street land use plan designates this parcel for medium density residential use.
8. The property lies within Treatment Unit 30 (f) of the CRP which is classified as sound.

This parcel has a very convenient location and is an attractive site. Since the Housing Commission would prefer to keep future multiple unit projects relatively small, the Board would recommend approval for a community unit plan with a maximum of 24 townhouse units on a three acre portion of this parcels and that if the Commission elects to build fewer than 24 units the density should be maintained at 8 d.u. per acre. If the site at the corner of Hughes and S. Logan (PHS-51-70D) is approved, the Board would additionally recommend that use of the subject parcel exclude the portion that fronts on Hughes Road. Finally, the Board would recommend that there be no access to the proposed project from S. Logan Street.

Motion carried by the following vote

Yeas: Black, Duncan, Gaus, Pawlak, Reynolds—5.

Nays: Aldrich—1.

PHS-66-70

Motion by Duncan, seconded by Reynolds that the approval of property in the 2000 block of Forest Road for public housing purposes be tabled pending further information.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: None.

PHS-73-70D

Motion by Duncan, seconded by Reynolds that the property on Haag Road, known as lots 104, 105, and 106, Yorkshire Park Subdivision No. 3 be approved for public housing purposes.

1. All public improvements are available on the sites with the exception of sidewalks.
2. The nearest elementary school is located four blocks from the sites.
3. The nearest convenience shopping facility is located 1/2 mile from the sites.
4. Bus service is available on Miller Road, one block from the sites.

5. Atwood Park is located two blocks from the sites.

6. The South Logan Street Plan designates this area for one and two family use.

7. The property lies within Treatment Unit 30 (F) of the CRP which is classified as sound.

This property is zoned "C" two family and appears to be well suited for public housing. Based on the above analysis, the Board would recommend that these three lots be approved for duplexes.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: None.

PHS-75-70M

Motion by Duncan, seconded by Reynolds that the property at the corner of W. Miller Road and Southbrook Avenue known as Lots 1, 2, and 3 of Southbrook Subdivision be approved for public housing purposes.

1. The property measures 195.2 ft. (on Miller) by 116.5 ft. (on Southbrook) and contains 22,740 sq. ft. Present zoning is "DM" multiple dwelling.
2. All public improvements are available on the property with the exception of sidewalk and curb and gutter. On the east end of this parcel, a drain easement encroaches approximately 40 feet.
3. The nearest elementary school is located four blocks from the site.
4. The nearest convenience shopping facility is located 1/2 block from the site.
5. Bus service is available on Miller Road.
6. Atwood Park is three blocks from the Site.
7. The 1960 Master Plan designates this area for residential use.
8. The property lies within Treatment Unit 30 (c) of the Community Renewal Program which is classified as a code enforcement area. Housing in this unit is rated as 35% good, 56% fair, and 9% poor.

This site is suited to public housing due to its convenient location and the availability of public improvements. The Board would recommend that this site be approved for four townhouse units based on a density standard of 8 d.u./acre for public housing. The Board further recommends that vehicle access to the site be provided from Southbrook rather than Miller and that the development plan and style be coordinated with the proposed project to the east to the greatest extent possible.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: None.

PHS-77-70

Motion by Duncan, seconded by Reynolds that the property on Regent St. known as Lot 44 and the N 1/2 of Lot 5 of Hudson's addition, Block 1 be approved for public housing purposes.

1. The parcel measures 75 ft. x 132 ft. and contains 9,900 sq. ft. It is presently zoned "J" parking and paved with what appears to be an asphalt and aggregate material.
2. All public improvements are available on the site; however, storm and sanitary sewers are of the combination type.
3. The nearest elementary school is located four blocks from the site.
4. The nearest convenience shopping facility is located immediately north of the site.
5. Bus service is available 300 feet north on Michigan Ave.
6. The site has no park convenient to it. The two nearest parks are located 7 and 8 blocks away and would require the crossing of Kalamazoo St.
7. The 1960 Master Plan designates this area for residential use.
8. The property lies within Treatment Unit 9 (h) of the CRP which is classified as a code enforcement area. Housing units are rated 26% good, 61% fair and 13% poor.

This site is located in an older area of the City and lies between an A & P Supermarket and a 9 unit apartment. The property was zoned "J" in 1954 to provide off-street parking for the Pagoda Restaurant at the southwest corner of Michigan and Regent. The Pagoda recently went out of business and the corner property was sold, thus there is no longer any need for parking on the subject property. A beauty shop has replaced the restaurant. Rezoning would be needed for any residential use, and this may be difficult to secure, particularly in light of recurring demands for off-street parking along Michigan Ave.

The site's proximity to Michigan Avenue is an advantage in that shopping and transportation are very convenient. However, it is a disadvantage due to the unpleasant mixture of land uses and the noise and traffic.

Based on the above information, the Board would recommend that it be approved for use as a duplex site.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Reynolds—4.

Nays: Gaus, Pawlak—2.

PHS-78-70

Motion by Duncan, seconded by Reynolds that the property on West Willow St. known as Lots 78-79 of Assessors Plat #15 be disapproved for public housing purposes.

1. The subject parcel is composed of four smaller parcels with 166 ft. of frontage on W. Willow St. and 330 ft. of frontage on Christopher St. It contains 54,780 sq. ft. or 1.26 acres. Present zoning is "B" one family residential. The land slopes sharply away from Willow St.
2. All public improvements are available on the site. Sanitary and storm sewers are of the combination type.
3. Willow Elementary School is located Three blocks west of the site. Minority students comprise 38% of the enrollment and some social problems are being encountered.
4. The nearest convenience shopping is located 1/2 block from the site.
5. Bus service is immediately available on W. Willow St.
6. Comstock Park is located three blocks south of the site.
7. The 1960 Master Plan designates this area for residential use.
8. The property lies within Treatment Unit 4 (b) of the CRP which is classified as a rehabilitation area. Housing units are rated 5% good, 64% fair, and 31% poor. CRP data also indicated an increasing trend of minority families moving into this neighborhood.

At first glance, the factors influencing a decision on this property seem closely balanced. On the plus side, the site has an unusually convenient location with respect to service and facilities. On the minus side, however, the site is in a major rehabilitation area where housing conditions are declining and the minority population is steadily increasing. In addition, social problems are increasing. Based on the fact that this is a declining neighborhood on the fringe of the inner city, the Board believes that no more public housing should be built in the area at this time and therefore would not recommend approval of this site.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: None.

PHS-79-70

Motion by Duncan, seconded by Reynolds that the property on Homewood Street and Glenwood Street known as Lots #590, 592 and 613 of Maple Hill Subdivision be approved for public housing purposes.

1. The properties have all the public improvements available for the proposed sites.
2. Maple Hill Elementary School is located 2 blocks from the site location.
3. The nearest convenience shopping facility is located $\frac{1}{4}$ mile from the proposed sites.
4. Bus service is located two blocks away on Pennsylvania Ave.
5. Scott Woods Park is approximately five blocks from the proposed three sites.
6. The 1960 Master Plan designates this area for residential use.
7. The proposed sites are located within CRP Treatment Area 25(f). Although this is intended for code enforcement under CRP standards, the overall environmental quality of the neighborhood is such that it should be regarded as an excellent location for the proposed residential use.

Based on the above analysis, the Board would recommend these sites be approved for public housing purposes.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: None.

PHS-80-70

Motion by Duncan, seconded by Reynolds that the property on Armstrong Road known as Lots no. 20 and no. 21 of Cedarway Homesites be approved for public housing purposes.

1. The properties have all the public improvements available for the proposed sites.
2. North Elementary School is located $\frac{3}{4}$ mile from the site location.
3. Bus service is located 3 blocks away on Pennsylvania Avenue.
4. The nearest convenience shopping facility is located five blocks away.
5. North Elementary School play area is located $\frac{3}{4}$ mile from the proposed site.
6. The 1960 Master Plan designates this area for residential use.

7. The proposed sites are located within CRP Treatment Area 29(e). This area is classified as sound.

Based on the above analysis, the Board would recommend these sites be approved for public housing purposes.

Motion carried by the following vote

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: None.

PHS-81-70

Motion by Duncan, seconded by Reynolds that the property on Mason Street known as Lot no. 109 of Jessop's Gardens be approved for public housing purposes.

1. This property has all the necessary public improvements except storm drains.
2. The nearest convenience shopping facility is located $\frac{1}{8}$ mile from the site.
3. The nearest elementary school is located 5 blocks from the site.
4. Cavanaugh Park is located 5 blocks from the site.
5. Bus service is available 2 blocks from the proposed site on S. Cedar Street.
6. The 1960 Master Plan designates this area for residential use.
7. The proposed site lies within CRP area 25 (f), which is intended for code enforcement. This should not be considered a negative factor however, since the neighborhood appears an excellent location for residential use.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: None.

ORDINANCE**Underground Wiring (SS-5-70)**

Motion by Pawlak, seconded by Gaus, that Section 37-33.1 be approved as printed.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Gaus, Pawlak, Reynolds—6.

Nays: None.

Report on Proposed Zoning Ordinance

Mr. Pawlak presented the tentative schedule for the proposed Zoning Ordinance.

Mr. Brown explained the schedule and added that February 20th would be the earliest possible date for the process to be completed.

Discussion followed on whether mid month meeting on December 15th should be changed to Dec. 22, 1970.

Motion by Pawlak, seconded by Duncan that the mid month meeting be scheduled for Dec. 22, 1970.

Motion carried by unanimous vote.

CAPITAL IMPROVEMENTS

CIP Progress Report

Referred to the next meeting.

Mini Park Projects

Mr. Guernsey stated that hearings are being held with citizens living near the proposed sites. A decision will be made after they are completed.

EXECUTIVE

Resolution

Referred to the next meeting on Dec. 1, 1970.

Capitol Area Plan

Mr. Gurnsey pointed out that proposals submitted by consultants are calling for more funds than appropriated. An additional \$15,000 is needed and the Board of Water and Light is being asked for a contribution.

Model Cities and the Cedar—Larch Plan

A federal representative has stated that they will work with the City on this plan and Model Cities has asked that the Planning Department follow through with the Highway Department.

Motion by Duncan, seconded by Pawlak that Mr. Guernsey be authorized to follow through and contact the Highway Department.

Motion carried by unanimous vote.

PLANNING DIRECTOR'S REPORT

Personnel

Jim Noverr of the Graphics Section was recognized as attending the Planning Board Meeting.

Mr. Guernsey added that they are having a difficult time staffing the Model Cities Program because of a shortage of qualified persons.

OTHER COMMUNICATIONS

No Report.

NEW BUSINESS

Report on property located at 114 Clifford St.

Mr. Brown stated that this property was zoned "J" parking for some obscure reason at a previous time. He recommended that the Board initiate a petition to rezone the property.

Motion by Pawlak seconded by Reynolds that a petition be initiated to rezone this property.

Motion carried by unanimous vote.

Historic District Act

Mr. Brown recommended that a Historic District Act Ordinance be prepared and adopted by the City.

Referred to the Ordinance Committee.

Z-41-70

A copy of the letter from Sparrow Hospital was presented to the Board members.

The staff would not recommend that this be approved as parking would not be desirable up against the existing house.

Referred to the Zoning Committee.

Adjournment: 12:22 A.M.

RAYMOND C. GUERNSEY,
Secretary,
Lansing Planning Board.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, December 1, 1970

Meeting was called to order at 7:40 P.M.
by Chairman Black.

ROLL CALL

Present: Aldrich, Black, Fink, Gaus,
Pawlak, Reynolds—6.

Absent: Duncan, Harris—2.

PRESENTATION

Motion by Gaus, seconded by Fink that
Mrs. Bretz be commended for serving on
the Planning Board.

Motion carried by unanimous vote.

Mr. Black presented a gavel to Mrs.
Bretz for her service on the Planning
Board.

HEARINGS

SUP-11-70 1400 Ballard

No one spoke in favor or opposition to
the request.

Referred to the Zoning Committee.

SUP-12-70 610 W. Hillsdale

No one spoke in favor or opposition to
the request.

Referred to the Zoning Committee.

SUP-13-70 222 S. Logan

No one spoke in favor or opposition to
the request.

Referred to the Zoning Committee.

SUP-14-70 928 Porter

No one spoke in favor or opposition to
the request.

Referred to the Zoning Committee.

Z-57-70—5241 N. Grand River near Waverly

W. E. Briggs, representing Gulf Oil Com-
pany, 1132 Shelter Lane, stated that the
sign is no longer suitable for the station
since Waverly has been relocated and the
service station remodeled.

Mr. Reynolds asked if the zoning was
changed after Gulf Oil bought it.

Mr. Briggs replied yes, that the property
was zoned commercial with the township
12 years ago. He added that the only pur-
pose for this rezoning request is to move
the sign.

No one spoke in favor or opposition to
the rezoning.

Referred to the Zoning Committee.

Z-58-70 3135 Turner St.

Mr. G. E. Walters, 4089 N. Pinedell
Drive, representing Mrs. Glenadean Wal-
ters, appeared in behalf of the petition to
rezone property at 3135 Turner St. from
"A" single family residential district to
"D-1" professional office district.

The petitioner is interested in putting
four offices on the property and the two
story building will have at least 10 park-
ing spaces. The rear lot will be used for
the parking.

Rev. Fox, 410 Carrier St., asked if the
City will require the petitioner to complete
the building so that it will not become
an eyesore.

A man in the audience stated that he is
worried about the parking and traffic situa-
tion.

Mr. Robert Neveau, 3207 Turner St. added
that he is also worried about the traffic
problem.

Mr. Walters explained the building will
be completed. He added that the petitioner
plans on tearing down the present house
and replacing it with a building approxi-
mately 40 ft. wide facing Carrier St. and
35 ft. deep. The medical facilities will be
an asset to the neighborhood.

Mr. Black clarified the rezoning pro-
cedure for the audience.

Referred to the Zoning Committee.

Z-59-70 4700 blk. Bristol Rd.

No one appeared in behalf of the request by Logan Construction Company to rezone property in the 4700 block of Bristol Road form "A" single family residential district to Community Unit Plan district.

Mr. Ed Remick, Administrative Staff for the Lansing Public Schools, requested that a walkway be provided from Bristol Road to the Reo Road School site.

Mr. Warren McBride, 5015 Christiansen, wanted to know if the school has enough room to accomodate the new students.

Dr. Remick replied yes, that the school can be expanded from the rear.

Mr. Bailey, 4619 Bristol Rd., asked about who is going to pay for the crosswalk. He also stated that he does not feel this is a good location for multiple dwellings.

Carl Neumann, 1615 Reo Road spoke in opposition.

Janet McBride, 5015 Christiansen, felt that there is enough low income housing in the area.

Mr. Tyler, 4802 Bristol St., spoke in favor of the rezoning. He felt that the housing would create a better neighborhood.

Janet Seaver, 4908 Christiansen, spoke in opposition.

Mr. Brown stated that as far as the staff knows, government building funds are not financing the property.

8:20 P.M. Mr. Duncan arrived.

27 people were present in opposition to the rezoning.

Letters and petitions were submitted to the Board for its consideration.

Community Unit Plan zoning was clarified for the audience.

Mr. Banks explained what the developer proposes for the site.

A man in the audience asked if the roads will be less than 40 feet wide.

Mr. Fountain replied no.

Fern Holland, 4728 Bristol, spoke in opposition. He felt that this would start a precedent for other low income housing projects.

Mr. Delgado, 4720 Bristol, spoke in opposition. Traffic would be dangerous and the roads which are bad now would be worse.

A man in the audience asked about a storm sewer.

Mr. Black pointed out that the Public Service Board will be asked for a statement on the drainage problem before action is taken.

Referred to the Zoning Committee.

Z-60-70 411 W. Lenawee St.

Ervin Spahr, Lansing School District Offices, stated that the parking is totally inadequate and they are proposing to expand into the lot behind them.

No one spoke in favor or opposition to the request.

Referred to the Zoning Committee.

P-11-70 Midwood Subdivision

Mr. Black read a letter of opposition from 19 neighbors.

The letter was turned over to the Chairman of the Streets Committee.

Recess: 8:45 P.M. to 9:04 P.M.

ZONING COMMITTEE

SUP-11-70

Motion by Gaus, seconded by Pawlak that the request by Jacqueline Warr, for the Capitol Area Economic Opportunity offices, for a special use permit to use the premises located at 1400 Ballard St., to provide services for residents residing within the area be approved. Services will consist of a small weekly newspaper publication, housing assistance, legal aid, employment assistances, etc.

The Planning Board does not believe that the use proposed would adversely affect adjacent properties, and would provide needed services to the area. The Board would further suggest that efforts be made to arrange for off street parking on the adjacent church sites, which would alleviate any problems that may arise in this area.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Fink, Gaus, Pawlak, Reynolds—7.

Nays: None.

SUP-12-70

Motion by Gaus, seconded by Pawlak that the request by Jacqueline Warr for the Capitol Area Economic opportunity Offices to provide services for residents residing within the Model Cities area on the premises

located at 610-612 W. Hillsdale St. be approved. Services will include legal aid, housing assistance, employment assistance, etc.

The Planning Board does not believe that the proposed use of the site will adversely affect any adjoining property, and will provide much needed services to this area. The Board found that off street parking could be provided in the rear yard area, and that the property to the east is zoned and developed for professional office use.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Fink, Gaus, Pawlak, Reynolds—7.

Nays: None.

SUP-18-70

Motion by Gaus, seconded by Pawlak that the special use permit request by Jacqueline Warr for the Capitol Area Economic Opportunity Offices, (under contract with the Lansing Model Cities Agency) to use the premises located at 222 S. Logan St. for service offices for residents residing within the Model Cities Neighborhood be tabled.

Motion carried by unanimous vote.

SUP-14-70

Motion by Gaus, seconded by Pawlak that the special use permit request by Jacqueline Warr, for the Capitol Area Economic Opportunity Offices, (under contract with the Lansing Model Cities Agency) to use the premises located at 928 Porter St., to provide services for residents residing within the area, be approved. Services will include legal aid, housing assistance, employment assistance, etc.

The Board does not believe that this center will have any harmful effects on the character of the neighborhood, and will provide needed services to the area.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Fink, Gaus, Pawlak, Reynolds—7.

Nays: None.

Z-57-70

Motion by Gaus, seconded by Pawlak that the petition by Gulf Oil Company to rezone property at 5241 N. Grand River from "A" one family district to "E-2" drive in shop district be denied as filed and that the west 20 ft. of the property be rezoned from "A" single family residential to "J" parking district and that the remainder of the property be rezoned from

"A" single family residential district to "E-2" drive in shop district.

Discussion followed regarding the sign set back.

Motion by Pawlak, seconded by Duncan that the motion be amended so that the set back requirement is deleted and the entire property is zoned "E-2 drive in shop district.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Fink, Gaus, Pawlak, Reynolds—7.

Nays: None.

Original Motion as amended, carried by the following vote:

Yeas: Aldrich, Black, Duncan, Fink, Gaus, Pawlak, Reynolds—7.

Nays: None.

This zoning change would be compatible with the existing zoning in the area. The Mount Vernon public housing site is south of the subject site. Bardaville Plaza a proposed neighborhood shopping area abuts the site on the east. The proposed rezoning would not create any substantial changes in the character of the neighborhood or cause any detrimental effects on the value of property in the vicinity of the site.

Z-58-70

Motion by Gaus, seconded by Pawlak that the Glenadean Walters to rezone the property at 3135 Turner St. from "A" single family residential district to "D-1" professional office district be denied and that procedures be initiated to vacate the east 170 ft. of Carrier Street and that property be acquired to provide a cul de sac at the east end of Carrier St.

Discussion followed.

Motion by Fink, seconded by Reynolds that the request be tabled.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Fink, Reynolds—5.

Nays: Gaus, Pawlak—2.

Z-59-70

Motion by Gaus, seconded by Pawlak that the request by Logan Construction Company to rezone property in the 4700 block of Bristol Road from "A" single family residential district to community unit plan

district be tabled until reports are received from the various departments.

Motion carried by unanimous vote.

Z-60-70

Motion by Gaus, seconded by Fink that the petition by the Lansing School District to rezone property at 411 W. Lenawee Street from "D-1" professional office district to "J" parking district be approved.

The burden of providing parking for the Kalamazoo Street School which was converted to administrative offices will be aided by the use of the site. This burden is currently being shared by the public streets and private drives. The school offices which are located on property zoned "A" one family have resulted in a severe increase in the demand for parking in the area. This proposed parking use will be an asset to the area in view of the prevailing conditions.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Fink, Gaus, Pawlak, Reynolds—7.

Nays: None.

STREETS

P-11-70

Motion by Reynolds, seconded by Aldrich that the request by Geert D. Mulder and Sons for consideration and approval of a preliminary plat known as Midwood Subdivision and having frontage on Renee Street be approved subject to the following conditions:

1. That adequate storm sewers can be provided to serve the development.
2. That all lots be graded so that surface water will drain therefrom.
3. That the subdivision be developed with complete public improvements as required by the City of Lansing Subdivision Ordinance.
4. That delinquent taxes are paid prior to final plat approval.
5. That the developer take extra precautions to assure drainage of the Conover Loam soils.
6. That all lot widths shall conform to the provisions of the subdivision control ordinance.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Fink, Gaus, Pawlak, Reynolds—7.

Nays: None.

P-12-70

Motion by Reynolds, seconded by Aldrich that the request by Geert D. Mulder and Sons for consideration and approval of a preliminary subdivision plat known as Somerset Estates and having frontage on Somerset Road be approved subject to the following conditions:

1. That adequate storm sewers can be provided to serve the development.
2. That all lots be graded so that surface water will drain therefrom.
3. That the subdivision be developed with complete public improvements as required by the City of Lansing Subdivision Ordinance.
4. That delinquent taxes are paid prior to final plat approval.
5. That a new name for Blue Grass Court be selected and cleared through the Tri County Street Naming Committee.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Fink, Gaus, Pawlak, Reynolds—7.

Nays: None.

BUILDINGS AND PROPERTIES

No Report.

URBAN RENEWAL AND HOUSING

PHS-66-70M

Motion by Fink, seconded by Duncan that PHS-66-70M, Forest Rd., be removed from the table and placed on the agenda for immediate action.

Motion carried by unanimous vote.

Motion by Duncan, seconded by Fink that the property in the 2000 block of Forest Road, now known as Cumberland Fore-side Manor, be disapproved for public housing due to the inability of the Housing Commission to acquire the additional property which is presently surrounded by the existing site.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Fink, Gaus, Pawlak, Reynolds—7.

Nays: None.

ORDINANCE

Progress Report on the Proposed Zoning Ordinance

Mr. Brown reported that the addendum is being typed with the requested research being included. Council has approved the public hearing date for December 15th. Notices will be placed in the paper giving the date of the public hearing and notice of the availability of proposed zoning ordinances and maps. The ordinances and maps will be in the City Clerk's office for the price of \$3.00. The Chamber of Commerce, Physical Task Force of Model Cities, Home Builders and the League of Women Voters are all being notified of the public hearing and others are making arrangements to meet with the staff if desired. On December 10 there will be a meeting with Vilican Leman Associates and Stanley Burke along with Oscar Hornbach, the City Attorney, Mr. Guernsey and the Planning Staff. The Ordinance Committee has suggested that after the public hearing a joint study meeting with Council be held with a representative from Vilican Leman.

Motion by Pawlak, seconded by Gaus that it be hereby resolved that the Planning Board, as the result of several years of study and public hearings and discussion with individuals and groups representative of the community, acting pursuant to the charter of the City of Lansing and Act 207, 1921, City and Village Zoning Act, does tentatively recommend the adoption of the accompanying Zoning Ordinance together with the addendum and map showing zoning district boundaries.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Fink, Gaus, Pawlak, Reynolds—7.

Nays: None.

Motion by Pawlak, seconded by Gaus that all suggestions or request for changes on the proposed zoning Ordinance be received by the Planning Director no later than 5:00 P.M., December 31, 1970 and that the Planning Director be so advised to notify all previously interested parties of such action.

Motion carried by the following vote:

Yeas: Aldrich, Black, Duncan, Fink, Gaus, Pawlak, Reynolds—7.

Nays: None.

Mr. Black requested the Planning Staff to make arrangements to use the Council Chambers for the public hearing if the Court Room becomes overcrowded.

PLANNING DIRECTOR'S REPORT

Mr. Brown reported that some time ago, the Planning Board requested that a couple

of members of the Planning Staff be reclassified. The results from the personnel Department proved unsatisfactory and the Director would recommend that the Planning Board appeal to Council.

Motion by Duncan, seconded by Gaus that the Planning Board appeal to Council regarding the denial of the Board's recommended reclassification of the III position.

Motion carried by unanimous vote.

It was noted that Robert McKenna has been transferred to fill the vacant physical planner position at Model Cities vacated by Wayne Schache.

OTHER COMMUNICATIONS

Logan St. Corridor

Mr. Black acknowledged the report and asked that all the members read it.

Referred to the Zoning and Streets Committee for a report.

Michigan Welfare League

Paper acknowledged.

NEW BUSINESS

Police Site

Mr. Pawlak wondered if the staff has considered using the Gabriels High School Site for police site purposes.

Mr. Brown replied that it is not the staff's prerogative to suggest the high school site. It has been considered, however, and has not been rejected.

Mr. Black reported that Mr. Guernsey and he attended a meeting with Council, Police Board, and Parks Board representatives to discuss the staff report on the proposed police site. The net result of the meeting was that the Police Board staff feel that they would like to have the park site but an attempt will be made to acquire additional land around the park to compensate for the acreage the police headquarters will take up if it is moved there. The staff is going to look into this aspect.

ADJOURNMENT: 10:02 P.M.

RAYMOND C. GURNSEY,
Secretary,
Lansing Planning Board.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, December 15, 1970

Meeting was called to order at 7:40 P.M.
by Chairman Black.

ROLL CALL

Present: Black, Gaus, Harris, Pawlak,
Reynolds—5.

Absent: Aldrich, Duncan, Fink—3.

ZONING ORDINANCE HEARING

Mr. Black gave a brief outline of the
meeting procedures.

7:45 P.M. Oscar Hornbach, City Attorney
arrived.

Mr. Guernsey briefly discussed the history
of the Zoning Ordinance. He then covered
the overall structure of the Zoning Code.

Vilcan Leman Associates is the consult-
ing firm working with the City and Stanley
Burke has been giving legal assistance along
with the City Attorney.

It was noted that Mr. Gary Stolicker
from Vilcan Leman Associates was in the
audience to answer questions.

The proposed zoning ordinance consists
of a text and map. Three public hearings
were held on the text in January, February,
and March 1971. This is the first hearing
on the map.

Mr. Brown discussed the map accompan-
ing the proposed Zoning Ordinance. All of
the studies presently being used in the
City have been combined and used for the
map's base.

8.00 P.M. Mr. Fink arrived.

Mr. Guernsey suggested that the audience
take a closer look at the map while the
Planning Staff collects the questionnaire
slips.

8:05 P.M.—8:20 P.M. Recess to pick up
questionnaire slips.

No written questions or comments were
presented to the Board.

ORAL SESSION

Article 1

Mr. Francis Fine, 1700 Lindberg Dr.,
representing the Lansing Association of
Home Builders, felt that the proposed zon-
ing ordinance should have been discussed
with them earlier. He did not understand
the parts of the ordinance which he has
read and felt that the Planning Staff should
go over the ordinance with representatives
of the builders.

Mr. Black stated that the Home Builders
were not overlooked as a representative
of the Home Builders from Washington
D. C. attended a meeting with Council,
talked with the Zoning Committee and
took copies of the ordinance and map back
with him to review. He later sent a 6
page letter of changes and suggestions of
which at least 90% were incorporated into
the ordinance.

Article 2

Residential Districts

No comments.

Multiple family Residential Districts

Mr. Dick Neller, Walter Neller Company,
felt that the multiple family specifications
are difficult to work with. With attempt-
ing to control the number of people living
on a tract of land, the developer is faced
with the problem of determining the
number of units to be built before he of-
fers the owner a bid. Mr. Neller also sub-
mitted a letter with his comments on the
Zoning Ordinance which was referred to
the chairman of the Ordinance Committee.

Mr. Gary Stolicker explained how to de-
termine the density under the specifications
of the proposed zoning ordinance. He
agreed that it is more difficult to determine
the number of units per parcel of land
under the proposed zoning ordinance.

Office Building District

Mr. Dick Neller complained that if a
piece of property is zoned for office use, it
can only be used for that purpose.

He also pointed out that on Page 29;
36-10.4 (1) and (3), the specifications bring

out an unnecessary control. The first floor should be able to accommodate uses other than offices.

Business Districts and Expressway Services.

No comments.

Research Park District

No comments.

Industrial Districts

No comments.

8:45 P.M. Mr. Duncan arrived.

Vehicular Parking Districts

No comments.

Mobile Home Districts

Tony Nosal, 3703 S. Waverly Hills Rd., felt that the proposed zoning ordinance is discriminatory as it restricts a developer to 50 units or more. There should be a provision made for less than 50 units. The ordinance is also discriminatory as it requires mobile home districts to be adjacent to I-1 I-2 and multiple family residential districts.

Mr. Nosal added that people move into mobile homes to get away from large lots. He felt that 10 to 12 homes per acre should be allowed instead of only 7 or less.

Mr. Black commented that the Board would consider the remarks made by Mr. Nosal. He asked Mr. Nosal if he had any suggestions for a number less than 50.

Mr. Nosal replied he felt that about 35 homes in one area would be economically best.

Schedule of Regulations

Mr. Stolicker explained the method for finding the density of units for one acre.

The Planning Staff, in multiple family districts, has attempted to come up with districts which would serve those kinds of land uses at the locations that they felt would be best in the city. These districts will take care of certain locational criteria and the overall land use plan for the city, and at the same time, come up with densities that would reflect those locations.

Mr. Fine felt that the 1500 factor used in determining the density makes future

multiple building in Lansing economically unfeasible.

Mr. Stolicker pointed out that range of densities to Mr. Fine.

Mr. Neller pointed out that the developer has to have a design for the project before he even buys the land.

General Provisions

Mr. Neller asked if there is going to be an immense amount of non conforming uses of land.

Mr. Guernsey explained that there would be two kinds of non conformity.

Mr. Neller asked if this section handles non conforming uses in the same manner as the present zoning ordinance.

Mr. Guernsey replied yes, except that it will take less time in months to revert to the requirements of the zoning district.

Mr. Nosal asked if the map could be published in a series by wards. A citizen could be seriously hurt if this map goes into effect and he should be able to review it. He definitely felt that more advertising should be done on the proposed zoning ordinance.

Mr. Guernsey pointed out that the Planning Board has held three previous public hearings on the text and that the entire will be printed in the State Journal before the last hearing is held and it is adopted.

Mr. Dan Gorman, 6401 W. Herbison Rd., Dewitt, wanted to know what will happen to his property on the corner of Turner and Sheridan if the ordinance is adopted.

Mr. Black asked that if, anyone has concern over a specific piece of property, the question be written down so that the staff can get in touch and answer it individually.

Off Street Parking and Loading

Mr. Fine pointed out that on Page 71 and 72 there is an inconsistency as you cannot park two cars on 9 ft. X 20 ft. Mr. Neller felt that this ordinance dictates to the builder too much on what to build. He also felt that section 36-22 through 36-29 is too restricting.

Special Provisions

Mr. Neller didn't understand why property owners are going to have so many requirements on their property. He felt that the requirements such as species of trees are overwhelming.

Mr. Stolicker pointed out that this relates to only where a green belt is required. Landscaping does not apply to any other sections.

Mr. Guernsey added that this list is suggested only so that the public will know which trees are unlawful.

Mr. Stolicker clarified the areas in which screening must be used.

Mr. Neller remarked that this section sounds expensive.

Mr. Fine agreed with Mr. Neller.

Permitted Signs

No comments.

Site Plan Review

Mr. Guernsey explained the site plan review procedure and stated that it can be rejected only on Zoning Ordinance requirements. The length of time for reviewing will be reasonable.

Mr. Neller pointed out that a time limit should be stated somewhere in the ordinance.

Mr. Fine asked for clarification on Page 89 (3).

Clarification was given by Mr. Stolicker.

Architectural Control

Mr. Black pointed out that the Capitol Complex area is being changed by legislative revisions and that the Master Plan for this area is presently being worked on.

Flood Plain Regulations

Mr. Neller asked if this section is the same as the present one.

Mr. Guernsey replied yes.

Special Use Permits

Mr. Skutt, 119 N. Foster, representing the Central Michigan Amateur Radio Club, stated that his organization is especially concerned with Section 36-32. The portion which covers amateur radio towers will impose a burden on amateur radio and effect the public services which amateurs render.

He gave specific reasons as to why they are against the regulations and submitted them in writing to the Planning Board.

Approximately 25 people were present in opposition to the requirements imposed on the radio operators.

Mr. Guernsey stated that this section was drafted in accordance with the opinions of representatives of the Central Michigan Amateur Radio Club about three years ago.

General Exceptions

No comments.

Administration and Enforcement

Mr. Richard Baker, 1017 N. Hapeman, spoke on the Zoning Ordinance in general. He agreed as to its intent and purpose but felt that basically the Planning Board

had failed to publicize it to the citizens of Lansing. He doesn't feel the majority of citizens are represented on the committees and added that an educational program for the general public should be prepared and administered.

Administration

Mr. Fine felt that this section does not go far enough as the mode of operation is not spelled out.

General Statements

Mr. Malcolm L. Milks, realtor, 300 W. Grand River and 1927 Cumberland Rd. stated that he also felt that not enough publicity was given to the proposed zoning ordinance and map. He added that this should be corrected.

Mr. Fine asked if Mr. Milks has a time suggestion as to when would be a good time to organize group discussions.

Mr. Milks replied that many groups should be contacted for the meeting after December 31st. 60 to 90 days would not be too long for these groups to study the proposed ordinance and map.

Mr. Black again stated that three previous public hearings have been held on the residential, commercial and industrial sections of the zoning ordinance.

Mr. Milks added that he felt that the groups should review the ordinance in its final form before adoption.

The audience agreed.

Mr. Elmer Manson, 1740 Wellington Rd., representing the Chamber of Commerce, stated that he will submit written comments to the Board before December 31st.

Mr. Marion Taylor, 2628 Wabash, representing the Forest View Citizens Advisory Committee, stated that they support the density requirements in the proposed zoning ordinance.

Mr. Barney Sibersky asked to make an appointment with the Planning Staff to discuss the parking requirements in the ordinance.

Mr. Black stated that the staff will contact him tomorrow.

CITIZENS SEEKING INFORMATION OR DESIRING TO PRESENT MATTERS FOR NEXT BOARD MEETING

Mr. Jack D. Jackard, 918 Seymour, stated that 1017 N. Seymour is being torn down by the Board of Education for a playground. It is possible to buy the house and he would like to know if he can get a lot split on 912 N. Seymour and the vacant lot between in order to create the address 914. He would like the Board's approval before he bids on the house. The lot is 33 feet wide which is common in the area.

Mr. Reynolds asked if all three houses would use the same entrance.

Mr. Jackard replied that there would be a common drive.

Mr. Reynolds asked how wide the driveway would be.

Mr. Jackard stated that it is 9 feet wide but it is characteristic of the area.

Mr. Reynolds asked Mr. Jackard if it would be a hardship on him if the matter were tabled.

Mr. Jackard answered that the only pressure is that the Board of Education is putting the house up for bids after the first of the year for demolition.

Recess: 10:20—10:45 P.M.

The Zoning Ordinance and map were referred to the Zoning Committee along with the comments made.

BUSINESS SESSION MINUTES

Motion by Gaus, seconded by Reynolds that the minutes of October 6, 1970 be approved as printed.

ZONING COMMITTEE

Z-5-70

Motion by Gaus, seconded by Fink that the petition by Mrs. Hyman D. Sahpiro to rezone property at 121 Ferguson St. from "C-2" family residential district to "J" parking district be denied.

The Board found that the installation of the parking area at the rear of the existing residential structure had been completed, and that the applicant proposes to retain the residence.

The Board is of the opinion that this change would introduce a mixture of unrelated uses, and would actually detract from the residential character of the homes to be retained fronting on Ferguson St.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds—7.

Nays: None.

Z-41-70

Motion by Gaus, seconded by Fink that the screening requirements, required by the Planning Board at their meeting of October

6, 1970 for property located at 300-304-308-312 N. Holmes St. be removed, and that; the following screening be required:

1. A 6 foot high chain link fence with interwoven redwood slats be provided along the east property line, except for a 5 foot setback on Vine St.
2. A 4 foot high chain link fence with interwoven redwood slats be provided to the south, setback 5 foot from the north ROW line of Vine St., and that the 5 foot strip along Vine St. be planted with evergreens.

The Committee further recommends that the property be lighted at a minimum of 2/10 lumens light per square ft. so directed on the parking area, so as not to affect adjacent property owners or passing motorists.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds—7.

Nays: None.

Z-100-69

Motion by Gaus, seconded by Pawlak that the request by Jarvis Schmidt to amend rezoning petition Z-100-69 to rezone property in the 300 and 400 block of Jolly Road from A-1 single family residential district to F commercial and D-1 professional office district be tabled until the developer submits a new proposal containing the provisions of the staff recommendation, except that complete separation of commercial traffic from residential and school traffic shall be accomplished.

Motion carried by unanimous vote.

STREETS

Lot Split .034-70

Motion by Reynolds, seconded by Harris that the request by Westphalia Building and Supply to divide a lot in the 4700 block of Richmond Street be approved.

This area was originally platted before it was annexed to the City. Subdividing at that time was indicative of the rural environment. Large lots were created for sanitation purposes as well as to provide for garden plots.

Recent public improvements in the general area have placed a financial burden on many property owners, (especially those with an excessive amount of street frontage) and has promoted lot divisions and possible future subdividing.

The Board cannot find where the proposed division of land will seriously effect any of the adjoining properties; furthermore the reduction in width will accom-

moderate new development, compatible with existing development in the area.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds—7.

Nays: None.

LOT SPLIT .035-70

Motion by Reynolds, seconded by Harris that the request by Westphalia Building and Supply to divide a lot in the 4700 block of Pleasant Grove be approved.

This area was originally platted before it was annexed to the City. Subdividing at that time was indicative of the rural environment. Large lots were created for sanitation purposes as well as to provide for garden plots.

Recent public improvements in the general area have placed a financial burden on many property owners, (especially those with an excessive amount of street frontage) and has promoted lot divisions and possible future subdividing.

The Board cannot find where the proposed division of land will seriously effect any of the adjoining properties; furthermore the reduction in width will accommodate new development, compatible with existing development in the area.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds—7.

Nays: None.

LOT SPLIT .038-70

Motion by Reynolds, seconded by Harris that the request by Jack and Irene Jackard to further divide property located at 912-918 Seymour be tabled until the applicant prepares a site plan, works with the Building Inspector to see if the building would be acceptable and prepares a site plan showing the width of the driveway and parking on the site.

Motion carried by unanimous vote.

BUILDINGS AND PROPERTIES

Mini Parks

Motion by Duncan, seconded by Reynolds that the Planning Board approve the changes and cost estimates for the mini parks and recommend to City Council that they be adopted.

The concept and locations for the mini parks had been previously approved by the

Planning Board in line with the recommendations of the Model Cities Program. The changes in location and costs are in accord with the original concept.

Through the course of continued Model Cities planning, public hearings were held for the areas where the proposed parks were to be located. The citizens recommended various property changes for park locations but were in general agreement on services area. These changes were to recognize the acquisition of dwellings in worse structural condition than the initial selection.

It is necessary for the appropriate agencies to act on these changes in order to amend the original open space application which has been tentatively approved by HUD. There is no anticipated increase in the grant reservation requirements.

The changes include:

1. P-1 that the Washtenaw site consist of properties at 1111 W. Washtenaw and 1134 and 1212 Kingsley Court. (1207 and 1141 Washtenaw have been deleted.)
2. P-2 that the properties at 801 and 803 West Lenawee be acquired for the proposed Lenawee site. (733 and 729 Lenawee have been deleted.)
3. That the Massachusetts site, (P-4) be dropped. If the neighborhoods attitude should change, it could always apply for additional open space grant next year.
4. P-6 that the proposed Ballard Street site located at 1403 Ballard be expanded to include the property at 1405 Ballard. This will increase the size of the park and will require the acquisition of two dwelling units.

It is requested that the City Council review and adopt the proposed changes for the location and cost estimate of mini parks. It is, also, requested that Council take appropriate action to enable expeditious submission of the application amendment.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds—7.

Nays: None.

Dietrich Riverbank Donation

Motion by Fink, seconded by Harris that the City accept the donation of land offered by Mr. Simon Dietrich located on the north bank of the Grand River and extending west from the N. Grand River Bridge and for approximately 1200 ft. It is recommended that the City Council accept this land donation with the following donors conditions as noted:

1. That the gift be accepted by the Parks Board and City Council by the end of December.
2. That the City furnish him with a professional appraisal of the land donated.
3. That a 66 foot easement be granted along the north property line for potential use as a roadway.

The Planning Board welcomes the opportunity for the implementation of the Master Plan for the extension of the parkway from N. Grand River to Logan Street in conformance with the proposed land use that has been designated to the City by a citizen of Lansing.

It is requested that City Council expedient action in accepting this gift to meet the end of December deadline stipulated by the donor.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds—7.

Nays: None.

URBAN RENEWAL AND HOUSING

Parking Ramps

Motion by Fink, seconded by Reynolds that the character of the parking ramp on North Grand Avenue between Ionia Street and Ottawa Street, and the character of the parking ramp on Capitol Avenue between Shiawassee Street and Ionia Street be approved.

The Planning Board is charged with the responsibility of replanning for redevelopment of blighted districts according to Public Act 285 of 1931. In order to effectively carry out its duty in this regard, a constant liaison between the Planning Board and the Redevelopment Board is achieved by having one Board member serving on both Boards. To effectuate the planning of redevelopment districts and insure constant coordination with city wide planning effort, the two departments cooperate in utilizing one person designated as Renewal Planner.

Pursuant to Act 285, the Planning Board is required to give formal approval to the location, character and extent of structures and plans for redevelopment. Having previously approved plans of the extent and location of Urban Renewal No. 1, the Board at their meeting on December 15, 1970 took the above action.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds—7.

Nays: None.

PHS-84-70

Motion by Fink, seconded by Reynolds that the property on East Everettdale Avenue known as Lot No. 30, Assessor's Plat No. 56 be approved for public housing purposes.

1. The property measures 50 ft. X 120 ft., contains 6000 sq. ft. and is zoned "A" one family residential.
2. All public improvements are available on the site.
3. Cavanaugh Elementary School is located three blocks from the site.
4. Bus service is available ½ block east on S. Cedar St.
6. Cavanaugh Park is located three blocks from the site.
7. The property lies within Treatment Unit 25(f) of the Community Renewal Program which is classified as a code enforcement area. Housing in this area is rated 32% good, 60% fair and 11% poor. The area across the street is classified as a rehabilitation area.

This site is well suited for public housing due to its convenient location and the full improvement of the site. Its location within a code enforcement area is not a significant drawback in this case as the surrounding is not unattractive. Based on the overall desirability of the property, the Board would recommend that this site be approved for public housing purposes.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds—7.

Nays: None.

PHS-85-70

Motion by Fink, seconded by Reynolds that lot No. 40 be disapproved and lot No. 33 be approved for public housing purposes. (part of Brookdale Subdivision)

1. All public improvements are available on the sites with the exception of sidewalks and storm sewer.
2. Cavanaugh Elementary School is located 3 blocks from the sites.
3. The nearest convenience shopping is located 1/8 mile away on Jolly.
4. Bus service is located 1½ blocks away on Washington.
5. Cavanaugh Park is located 3 blocks away from the sites.
6. The lots measure 80 ft. X 298 ft. and contain approximately 23,840 sq. ft. Zoning is "A" one family residential.

7. Lot number 33 is in Treatment Unit 25h of the Community Renewal Program which is classified as sound. Lot number 40 is in Treatment Unit 25d Which is classified as code enforcement.

The immediate neighborhood appears quite sound however.

Due to the extreme variances in topography between lots 33 and 40, they are discussed separately below. Lot No. 40 has an extreme drop in elevation from the front to the middle of the parcel (a decrease in elevation of approximately 20 feet) and cut-and-fill would have to take place before this parcel could be considered buildable. Since the rate of fall is very irregular, site preparation would probably be quite expensive. In addition, the sanitary sewer is too shallow to allow a basement.

Lot No. 33 also has a significant drop in elevation (about 12 feet); however, the slope is gradual and smooth, and large amounts of cut and fill would probably not be required to make the lot buildable. The sanitary sewer is located approximately 14 feet below grade, and this appears to be deep enough to accommodate a basement.

Based on the above analysis the Board would recommend that Lot No. 40 be disapproved and Lot No. 33 be approved for public housing purposes. The Board would further recommend to the Housing Commission that Lot No. 33 be given a technical evaluation by the builder before the lot is optioned.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds—7.

Nays: None.

PHS-86-70

Motion by Fink, seconded by Reynolds the property on Potter Street known as Lot No. 83, Supervisors Plan of Everett-dale Subdivision No. 2 be approved for public housing purposes.

1. All public improvements are available on the proposed site.
2. Cavanaugh Elementary School is located 3 blocks from the site.
3. The nearest convenience shopping facility is located 1/4 mile from the proposed site.
4. Bus service is available 1 1/2 blocks away on S. Cedar St.
5. Cavanaugh Park is 3 1/2 blocks from the site.
6. The parcel measures 46 ft. X 181.5 ft., contains 8,349 sq. ft. and is zoned "A" one family residential.

7. The property lies within Treatment Unit 25e of the Community Renewal Program which is classified as a code enforcement area. The houses across Potter Street appear quite sound however.

8. The property possesses many appealing forms of vegetation which could enhance a residential use.

Based on the above information and the general desirability of the area, the Board would recommend that these sites be approved for public housing purposes.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds—7.

Nays: None.

PHS-87-70

Motion by Fink, seconded by Reynolds that the property on Schafer Road known as Lot No. 79, Supervisor's Plat of Home Owners Subdivision be approved for public housing purposes.

1. All public improvements are available on the site with the exception of curb, gutter, storm sewers and sidewalk.
2. Attwood School is located 1/2 mile from the site.
3. The nearest convenience shopping facility is located two blocks from the site.
4. Bus service is available two blocks from the site at Washington and Miller.
5. Attwood Park is 1/2 mile from the proposed site.
6. The 1960 Master Plan designates this area for residential use.
7. The property lies within Treatment Unit 29e of the Community Renewal Program which is classified as a sound area.
8. The property has a large stand of trees which makes it quite attractive for residential purposes.
9. There is another public housing site which has just been approved, Lot No. 42, north of the proposed site on Schafer.

Based on the above information and the general desirability of the area, the Board would recommend that this site be approved for public housing purposes.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds—7.

Nays: None.

PHS-88-70

Motion by Fink, seconded by Gaus that the three lots on Burchfield Street known as Lots No. 35, 38, and 42 of Supervisor's Plat of Burchfield Subdivision be denied for public housing purposes.

Motion by Duncan, seconded by Fink that this petition be tabled for study at a later date.

Motion carried by unanimous vote.

ORDINANCE

Historic District Committee

Motion by Pawlak, seconded by Gaus that the Planning Board recommend to Council that an Historic District Study Committee be established pursuant to Act 169, 1970.

Motion carried by the following vote:

Yeas: Black, Duncan, Fink, Gaus, Harris, Pawlak, Reynolds—7.

Nays: None.

Staff Report on Zoning Ordinance

Mr. Brown stated that Mr. Fine, builder, has indicated that he will not be able to meet before January 1, 1971.

It was decided that the Board will wait until the next meeting to extend the timetable for the ordinance and, in the meantime, the staff will continue to work with the discussion groups.

Mr. Fink asked that the staff report on the results of each committee meeting.

CAPITAL IMPROVEMENTS

Mr. Guernsey stated that presently he is having committee meetings with all department heads on the workable program for next year and that this week all the department requests were handed into the Planning Department.

11:30 P.M. Mr. Fink was excused.

FINANCE

Mr. Duncan pointed out to the Board that there is a ceiling on existing personnel vacancies and as a result of this, the Plan-

ning Department projects have fallen behind schedule and need assistance. With this in mind, he felt that the Planning Board should recommend to City Council that the sum of \$3,000 be transferred from the full time salary account to the part time account.

Motion by Duncan, seconded by Gaus that the sum of \$3,000 from the full time account be transferred to the part time account to carry on the needed functions of the Planning Department.

Motion carried by the following vote:

Yeas: Black, Duncan, Gaus, Harris, Pawlak, Reynolds—6.

Nays: None.

PLANNING DIRECTOR'S REPORT

Personnel

Mr. Guernsey reported that due to the ceiling on hiring, the department has not been able to hire another Board of Zoning Appeals secretary. He added that there are also vacant positions for the economic planner in Model Cities and in the Community Renewal Program.

Z-100-69

Mr. Schmidt has expressed that it will be difficult for him to submit a sketch of exactly how the parcelization of land will be developed and so he would appreciate it if the Board would consider the property based on the original petition.

OTHER COMMUNICATIONS

Council Request for Sign Study

City Council has requested a sign study for the north end of town. The study should include a uniform policy for arterial streets on sign setbacks.

Referred to the Ordinance Committee.

NEW BUSINESS

It was requested that the Staff Report pages be numbered in the future.

ADJOURNMENT: 11:40 P.M.

RAYMOND C. GUERNSEY,
Secretary,
Lansing Planning Board.